

Residential Building Energy Labeling Working Group  
Meeting Notes  
12/11/19

Attendees: Craig Peltier (VHCB), Leslie Badger (VEIC), Chris Gordon (VEIC), Tom Lyle (BED, via phone), Paul Zabriskie (Capstone), Martha Lange (VAR), Melanie Paskevich (Neighborworks, via phone), Matt Cota (VFDA, via phone), Malcolm Gray (BPPA), Tim Yandow (CVOEO), Simeon Chapin (VSECU), Diana Chace (Montpelier), Mike Russom (BED), Jennifer Green (BED, via phone), Amy McClellan (Milne-Allen Appraisal Company, via phone), Keith Levenson (PSD, via phone), Kelly Launder (PSD)

Review and Approve November meeting minutes

- Correction from Diana Chace for meeting minutes: Montpelier charter change allows the city to require all buildings (residential and commercial), to disclose energy efficiency at time of listing, but the ordinance they are currently drafting will only apply to residential buildings (possibly including multifamily). **Paul Zabriskie moved to approve the November minutes, Malcolm Gray seconded. Approved with changes by voice vote**

Discuss work plan and subcommittees

- Proposed Subcommittee structure:
  - **Label Subcommittee** – focus on Label design, rating tool, field testing
  - **Scores/ratings Subcommittee** – Reporting requirements for scores, system for maintaining scores/information, and public access to labeled building results
  - **Home Assessor Subcommittee** – Requirements for home assessors, including endorsements, licensure, and bonding; Training programs
  - **Labeling Impact Subcommittee** – Impact of benchmarking, energy labelling, and energy rating on housing market and real estate industry
- Craig Peltier: request we baseline the five criteria we are going to report out on. Kelly Launder: Those are included in subcommittee structure.
- Paul Zabriskie: need to add confidentiality requirements to Scores/ratings Subcommittee.
- Add to scores/ratings – Administration/implementation, overall entity in charge, who do you call with questions, etc.
- Chris Gordon: Also need to address Energy Efficiency Partnership and HELIX access / protocols with respect to data.
- Mike Russom: Appraisers could be trained to include EUI rating in value of home. What are the required qualifications/credentials of rater?
- Kelly L: legislation being considered to require registry of builders (assume this includes proof of insurance, etc.)
- Craig P: How much are we committed to HELIX vs. other rating reporting platforms?
- Paul Z: and what is the recourse to challenge the results? Appeals process? How do we deal with oddities and idiosyncrasies of certain homes?
- Craig P: nightmare if everyone is appealing scores. Scores/ratings subcommittee needs to collaborate w Assessor subcommittee.
- Kelly L: WG is making recommendations. A labeling requirement would need to be passed by legislature.

- Paul Z: Energy Label is a completely different animal from energy ratings. Need to separate label design from technical audit. Clarified that “field testing” in the Act 62 charge is of the label, not of auditors or audit requirements.
- Leslie Badger: Montpelier model is to use the audit results to populate HELIX, HELIX data used to populate the label.
- Leslie B: also field testing of data collection and transfer systems. We did some field testing of label last round, but it does need to be tweaked. The difference is between generating info vs. presenting info. We are still learning what information matters to homeowners. Is it \$ or Btu or what?
- Tim Yandow: How are home scores generated, how qualified and verified, what is the source of data?
- Simeon Chapin: What level of data/quality is sufficient? May want to include both the score and the quality of score/data.
- Tim Y: When discussing licensing and certification would there be a cost? Need to discuss affordability.
- Simeon C: If we require licensed credentialed appraisers, that adds to cost. Is the added value recoupable? In other countries, cost is rolled into mortgage. Better rating can qualify for lower interest rate. Netherlands, UK are examples. There are standard Home energy assessments across EU. The concept is that the value of home is greater after improvements, so collateral for loan is greater.
- Kelly L: given this feedback, we will rework the subcommittee structure and will ask people to sign up for subcommittees by email.

Proposed workplan/timeline:

<u>Event</u>	<u>Date</u>
RBELWG meeting	Thursday, January 16 <sup>th</sup>
RBELWG meeting	Thursday, February 13 <sup>th</sup>
RBELWG meeting	Thursday, March 12 <sup>th</sup>
RBELWG meeting	Thursday, April 9 <sup>th</sup>
RBELWG meeting	Thursday, May 14 <sup>th</sup>
RBELWG meeting	Thursday, June 11 <sup>th</sup>
RBELWG meeting	Thursday, July 16 <sup>th</sup>
RBELWG meeting	Thursday, August 13 <sup>th</sup>
RBELWG meeting	Thursday, September 10 <sup>th</sup>
RBELWG meeting	Thursday, October 15 <sup>th</sup>
Final Subcommittee write-ups due to PSD	Friday, October 30 <sup>th</sup>
PSD Staff Drafting report	November 2 <sup>nd</sup> -19 <sup>th</sup>
RBELWG meeting	Thursday, November 12 <sup>th</sup>
Draft report to Working Group members	Friday, November 20 <sup>th</sup>
Feedback/comments due from Working Group members	Monday, December 7 <sup>th</sup>

PSD staff incorporate feedback/comments	December 7 <sup>th</sup> -21 <sup>st</sup>
Final Draft report to Commissioner for review	Tuesday, January 5 <sup>th</sup> , 2021
Report due to Legislature	Friday, January 15 <sup>th</sup> , 2021

- We will fill-in the timeline/workplan with Richard and Chris off-line and send out to group.

Label design presentation and discussion (Chris Gordon):

- Slide 3: this is the dashboard. Highest energy use is based on worst case scenario for that size house. Leslie B: Energy cost is based on EIA data on past year average. Kelly L: fuel price report is still available. **Kelly will send out link.**
  - Craig P: this is a big bone of contention. How do we predict fuel prices, value of weatherization for different heating fuels, systems? How do we show potential impacts of fuel price inflation?
- Jennifer Green: how does the MMBtu reflect occupancy? Can we show carbon emissions somewhere? Trying to move people away from LP and oil - high cost high carbon fuels. LB: that is an important point to discuss
- Chris G: There was a question about Btus. We will cover in Jan meeting
- Leslie B: Label will include text to distinguish between professionally verified or homeowner verified.
- Diana Chace: Will homeowners have access to the label information? Leslie B: Energy assessor platform pulls in data from HELIX. Homeowners can input basic information without professional audit.
- Chris G: slide 4 shows achievements and action items. "Achievements" might not be the right word. Maybe 'energy highlights?'
- ?: Can the tool take into account location and transportation attributes? Chris G: Doesn't have that capability. Lenders could take that into account, i.e. monthly transportation expense.
- Chris G: model assumes average occupancy, average DHW use.
- Martha Lange: many of these numbers don't mean anything to realtors. Amy: from appraisal perspective, need to have quantification of variations to adjust an appraisal. An audit report would give us the specificity we need.
- We should add maintenance of heating, hot water systems to action items. Kelly L: careful not to put too much. MLS listings are already overwhelming. Leslie B: HELIX holds all the info, but distills it down into the green section [Slide 3]
- Slide 6 : middle column is Vermont code. Need to say specifically what that is.
- Craig P: need to do a deeper dive into what other people have done before going any further. Need to simplify.
- Paul Z: needs to be understandable to layperson, but have info for lenders realtors to make a decision. Simeon Chapin: some homes have a higher quality / accuracy of data than others. Confidence in what the monthly expenses are varies from home to home. Label needs to have info to satisfy *investors* not just buyers.
- Presentation on HELIX and rating tool in January.
- **Kelly L will send out revised subcommittee structure and ask for responses via email. Martha Lange will send out utility sheet.**