

Residential Building Energy Labeling Working Group
Meeting Minutes
2/13/20

Attendees: Mike Russom (BED); Leslie Badger (EVT); Karen Horne (VGS), Kelly Launder (PSD); Chris Gordon (EVT); Tom Lyle (BED); Paul Zabriskie (Capstone); Craig Peltier (VHCB); Malcolm Gray (BPPA); Martha Lange (Century 21 Jack Associates); Richard Faesy (EFG); Tim Yandow (CVOEO); Joshua Larose (OEO); Robert Lehmert (Barre); Jeff Gephardt (EVT); Chris West (Home Builders Assn); Keith Levenson (PSD)

- **Review/approve meeting minutes**
 - Tom Lyle moved to approve the meeting minutes from 1/16/20, Josh Larose seconded.
Approved by voice vote
- **RBELWG Workplan (discussion/approval)**
 - Discussion of coordination with CBELWG
 - Suggestion to coordinate with Montpelier ordinance
 - Workplan as drafted approved
- **Residential Building definition/parameters for label/rating** (Presentation from Chris Gordon)
 - Austin TX: labeling scope includes single family up to 4-plex
 - Portland OR single family detached or attached, duplex or townhouse.
 - Minneapolis, single family, duplex, townhouse or first-time condo conversion
 - CBELWG includes multiunit buildings definition: "Multiunit building" means a building that contains more than one independent dwelling unit or separate space for independent commercial use, or both."
 - Group discussion about where to draw line between single family and MF. # units, ownership vs. rental, common heating system?
 - Wait and see how different labeling tool is for CBEL vs. RBEL.
 - Chris G: Current tool/platform can handle up to four units and single family. Can't have a lot of common space.
 - Leslie B: issue with Portfolio Manager is whether you can get a score, not whether you can use the tool for residential buildings.
 - Josh Larose: anything more than single family should be MF. Eliminates confusion. Or we can establish a category that calls 2 - 4 units "small MF." Some national programs do this.
 - Portfolio Manager looks at building as a whole or unit by unit
 - Chris G: 4 units or less is what I'm hearing, using this tool. Need provisions for shared heating vs. individual.
 - Richard F: what about shared DHW? Leslie B: would also need to consider shared A/C.
 - Mike R: Many other states disclosure requirements for commercial specify a square foot, most don't go below 10,000 sq. ft, many are 20,000 sq. ft.
 - Maybe finalize tool and label for single family then adapt it to duplexes, townhouses, small MF if possible.
 - Chris G will draft a definition for discussion
- **Subcommittees meet to discuss their workplans, etc. then report out to group**
 - *Label and Rating Tool Subcommittee (what generates the rating/data and how it's presented)* - Report by Chris G.
 - What are recommendations that will appear on label. How are they prioritized? [*Need to check if it is even appropriate to have recommendations.*]

- Close to ready for a beta test.
- Can pass along the inputs and outputs for the tool to the Home Assessor Subcommittee.
- *Labeling Impact Subcommittee* – Report by Tom L .
 - Setting up frameworks and definitions, impact on whom, real estate community, homeowners, financial, sale barrier, etc.
 - Will complete literature review - what other jurisdictions have done, different type of labels/requirements and lessons learned and whether they are applicable to VT.
 - VT specific labeling and impact on existing forms like SPIR. Are they elevating people's awareness, motivating them to do work. Richard F: Also plan to conduct a realtor survey.
- *Home Assessor Subcommittee* – Report by Paul Z.
 - Waiting to see what the tool looks like and requirements before deciding what training is needed. Meantime create matrix of professionals that interact with the BEL, what are their existing certifications. Are there levels of certification? What else might be needed (building science background, etc.) What is the appeals process?
 - Home Assessors Subcommittee Notes: Keith, Paul, Malcolm, Chris West on phone.
 - Certificate for a training is a low bar.
 - Need some sort of *certification* to be an assessor.
 - There are existing certifications we could piggyback on.
 - What level of insurance is needed?
 - What is recourse for homeowner? Suggested that homeowners have the ability to appeal to assessor with higher certification.
 - How much time should an inexperienced person be expected to spend to get a certificate? 1/2 day?
 - Trained people, people with certifications only need to learn the tool. Others may need a full day to get basic building science.
 - KSL: need apples to apples comparison between a wide variety of homes, so it may have to be a simple tool.
 - PZ: what is market we need to reach on training to use the tool
 - PZ: Need to develop a Google doc (matrix) that gives a framework. What trades/certifications interact with this? What level of training needed for each?
- *Scores and reporting Subcommittee (where does the data/information go, who collects and manages it, and is it made public)* – report out by Leslie B.
 - What are reporting requirements for profile/data?
 - Implementation costs, how would it get funded.
 - Overall administration – is there an entity responsible/assigned to answer questions, estimate costs
 - Do we want to recommend an opt-out option for information going to the MLS?
 - Need to design an appeals process.
 - What will public access be to the data.
 - Group will meet weekly, at least in the short-term.