



# Oregon

Theodore R. Kulongoski, Governor

Department of Consumer and Business Services

Building Codes Division

1535 Edgewater Street NW

PO Box 14470

Salem, OR 97309-0404

(503) 378-4133

FAX (503) 378-2322

bcd.oregon.gov

July 22, 2010

## *Oregon Reach Code Committee*

*March 28, 2010*

### **Meeting Summary**

**\*\*NOTE:** *The following is a summary of the committee's discussion.*

*To review the meeting in its entirety, the archived video of the meeting is available on the committee's Web site at the following link: <http://www.bcd.oregon.gov/committees/1/reachcode.html>*

**Members Present:** **Bill Clemens**, Oregon Building Officials Association (OBOA)  
**David Cohan**, Northwest Energy efficiency Alliance (NEEA)  
**Seda Collier**, Designer – City of Eugene  
**Jim Denno**, Oregon Department of Energy (ODOE)  
**Joe Esmonde**, International Brotherhood of Electrical Workers (IBEW)  
**Jon Gray**, Plumbers and Steamfitters – Local 290  
**Tom Payne**, Oregon Home Builders Association (OHBA)  
**Kate Turpin**, SERA Architects  
**Rob Yorke**, Associated Builders & Contractors (ABC)  
**Franco Martinec**, Port of Portland

**Members Absent:** **Jon Gray**, Plumbers and Steamfitters – Local 290

**Guests Present:** Tad Everhart (affiliation-self)  
Michael O'Brien, City of Portland  
Ron Copenhagen, Plumbing and Pipefitters Local 290  
Jim Bowman, AWC  
Graham Wright, Passive House Oregon  
Stefan Lidington, ASHRAE/Oregon Air Reps  
Robert Hawthorne, FPX Living, LLC  
Jim Edelson, New Building Institute (NBI)  
Susan Steward, Building Owners and Managers Association (BOMA)  
Bruce Soihl, Building Owners and Managers Association (BOMA)  
Cindy Robert, American Institute of Architects (AIA) of Oregon  
Ed Wales, Energy Trust of Oregon (ETO)  
Johnathan Balkema, Oregon Home Builders Association (OBHA)  
Matt Hale, Oregon Department of Energy (ODOE)  
Evan Elias, Oregon Department of Energy (ODOE)  
Martin Houston, Walsh Construction Co.  
Bill Foster, American Institute of Architects (AIA) of Salem

**Guests Continued:** Michael Rosenberg, Pacific Northwest National Laboratory (PNNL)  
Bill Cross, Building Owners and Managers Association (BOMA) and Oregon  
Building Officials Association  
Curt Wilson, American Institute of Architects (AIA) of Oregon

**Staff Present:** Chris Huntington, Policy and Technical Services Manager  
Andrea Fogue, Green Building Services Manager  
Aeron Teverbaugh, Policy Analyst  
Mark Campion, Policy Analyst  
Gabrielle Schiffer, Sustainability Coordinator  
Dana Fischer, Building Code Para-Technical

### **Introductions**

Aeron Teverbaugh, Policy Analyst, called the meeting to order at 1:40 p.m. She welcomed the committee and guests.

Ms. Teverbaugh stated that the division has extended the time deadline by twenty-one days until May 28, 2010 for submitting code change proposals to the division. May 28, 2010 will be the final day code change submittals can be submitted to the division. Ms. Teverbaugh also communicated to the committee and guests that the division has asked interested parties to speak today on issues surrounding green building.

### **Department of Energy – incentives**

Matt Hale acting manager for the Business Energy Tax Credit Program and Evan Elias Technical Lead for the Business Energy Tax Credit Program representing Oregon Department of Energy (ODOE) introduced themselves. Mr. Hale shared with the committee and guests background information on incentive programs and programs offered by the department. Mr. Hale also shared deadlines associated with submitting an application to apply for an incentive and that incentives are based on a three-tiered system. Current rulemaking will address how the remaining cap (funds) will be distributed and how the competition will unfold for “tier 1” and “tier 2” projects.

### **American Institute of Architects**

Cindy Robert, Curt Wilson and Bill Foster, representatives of American Institute of Architects (AIA) introduced themselves to the committee and guests. Mr. Wilson shared he is an architect with Pivot Architecture located in Eugene and that he is the Chair for a “Green Codes Committee”. He stated that as an organization his company is looking in depth into the “International Green Building Codes” and other “Green Building Codes”, to see if they might be appropriate for use in Oregon. He also expressed support of the division using the “International Green Construction Code (IGCC)” and asked that the *whole* code be considered not just energy provisions.

The committee asked clarifying questions to help gain a better understanding of incentives and aspects of the programs.

### **Building Owners and Managers Association (BOMA)**

Susan Steward Executive Director of BOMA, Bruce Soihr of Norris and Stevens, and Bill Cross BOMA Lobbyist who are representing BOMA today introduced themselves. Ms. Steward spoke to the committee and guests sharing background information on BOMA. She explained that BOMA of Portland represents over thirty million square feet of commercial space ranging from Portland south to Eugene. She voiced dissatisfaction that there is not a commercial building owner on the Reach Code committee, even though two names of people representing BOMA were submitted as potential committee members during the solicitation process. Ms. Teverbaugh answered that the division had an over whelming response of those interested in serving on the committee. She explained that people from the interested parties list will be selected to work on sub-committees and that those people will be developing specific provisions.

Mr. Soihr believes the agenda of the Reach Code is not what it seems to be, due to the fact that a BOMA representative was not selected to be on the main committee. He doesn't believe the Reach Code makes sense, especially when he has to explain it to a landlord, and explain why a code is needed if someone wants to build *beyond* the 2010 state code requirements. Ms. Teverbaugh explained that the Reach Code is mandated by [Senate Bill 79](#), directing the division to create an "optional" set of construction standards. She stated that the division has been asked the same question "why are you developing a code that goes beyond the current code, when that can currently be done"? The answer is that *legislation is directing us to develop the code*.

Mr. Cross expressed concern that although legislation states that the Reach Code is a "voluntary code", if it is successful, could the division mandate it to be a "mandatory code" in the future? Ms. Teverbaugh answered *no*. The statute is clear that although the code can be looked at to see if provisions could be moved into existing state codes, it will not become a mandatory code.

### **Break**

#### **The committee took a short break**

### **New Buildings Institute**

Jim Edelson a Senior Consultant representing the New Buildings Institute (NBI), presented a power point presentation "[Foundations for the Oregon Reach Code](#)". He explained the presentation describes positives and hindrances found throughout the IGCC. The presentation covers definitions, and a chart/graph that can be posted on buildings to show energy savings. He explained that the "Total Annual Net Energy Use (TANEU)" is the performance measure use for model performance testing. The presentation also covered information on the percentage of areas where energy use is not regulated, and a study done by NBI on LEED building energy savings.

### **Walsh Construction Company**

Martin Houston, Quality Director for Walsh Construction Company introduced himself to the committee and guests. He explained that Walsh Construction is a General Contracting company with offices based in Portland, Oregon and Seattle, Washington. A vast majority of the work is wood framed construction for low income multi-family, senior, and college housing as well as concrete framed construction and historic renovation projects.

Mr. Houston supports a code that raises the bar on energy performance. He expressed belief that the *building envelope* information found in the IGCC does not cover enough information and further stated that the building envelope is very important, and does not believe that the prescriptive path leads a person to where they need to be.

### **Oregon Home Builders Association**

Johnathan Balkema, representing Oregon Home Builders Association thanked the committee for their help in developing the Reach Code. He expressed that although he supports the development of the optional code, there are some issues that need to be recognized. He said he attended a National conference and that those at the conference expressed concern that the State of Oregon is using the IGCC when it is still in its own development stage.

### **American Wood Council**

Jim Bolman believes the IGCC is a good *base model code* to begin developing the Reach Code process. He stated that he supports the direction the division is working toward.

### **Pacific Northwest National Laboratory (PNNL)**

Mike Rosenberg, representing Pacific Northwest National Laboratory, stated he is concerned with *modeling* because it is an expensive process because there is not any automated software product on the market that does modeling. He stated the results can be different for the same building when several people model the same building. He recommended that there should not be a path, just a trade off path and a quality control procedure in place.

### **ASHRAE/Oregon Air Reps**

Stephen Lidington representing ASHRAE/Oregon Air Reps, voiced his concerns about adopting the IGCC. He suggested that the division should adopt the “ASHRAE 189 Standard” instead. He also feels energy modeling is a huge issue.

### **City of Portland and Passive House Oregon**

Michael O’Brian representing City of Portland and Graham Wright, representing Passive House Oregon, stated they are an advocate for specific modeling standards. They also proposed using the “Passive House” construction standards as the base model for the Oregon Reach Code. Tad Everhart, an attorney representing Passive House Oregon, stated that the Passive House” construction standards are already in use, an *off the shelf product* ready to go.

Additional information was shared and can be heard from each of the guest speakers. Please click on the following link which directs you to the [video streamed record](#) of committee meeting.

### **Adjourn**

The committee adjourned at 4:05 p.m.