



Oregon

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Oregon Reach Code Committee

May 12, 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)
Tom Payne, Oregon Home Builders Association (OHBA)
Kate Turpin, SERA Architects
Rob Yorke, Associated Builders & Contractors (ABC)
Franco Martinec, Port of Portland

Members Absent: **Joe Esmonde**, International Brotherhood of Electrical Workers (IBEW)
Jon Gray, Plumbers and Steamfitters – Local 290

Guests Present: Graham Wright, Passive House
Tad Everhart, Passive House
Susan Steward, Building Owners and Managers Association
Johnathan Balkema, Oregon Home Builders Association
Jim Edelson,

Staff Present: Aeron Teverbaugh, Policy Analyst
Mark Campion, Policy Analyst
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. She asked for the committee's agreement to cancel the next meeting intended for May 26, 2010 to allow the public time to submit code amendment proposals. She explained that the time period has been extended for submitting proposals. She also explained that the division will open

a separate time period for submitting Residential proposals. The next scheduled committee meeting will be June 9, 2010.

Public Comment

Graham Wright and Tad Everhart representing Passive House spoke to the committee. Mr. Wright advocated the use of the Passive House Standard as the Reach Code. He explained several key points of the standard. Mr. Everhart also explained that the Passive House Standard has the highest energy efficiency requirements in the world. He requested that the Passive House Standard be considered for inclusion in the Reach code as a performance option.

Committee members asked several questions regarding calculations used for energy efficiency and about the different types and size of buildings that can be built using Passive House construction.

Discussion: Expectations/"lens"

David Cohan asked once the code is published how will it be implemented. Ms. Teverbaugh answered that a person wanting to use the Oregon Reach Code will make that clear on a permit application that they are building to the Reach Code. The code will act much like an Alternate Method. Bill Clemens expressed a concern that the code could possibly end up being more complicated to use than intended. The outcome, he explained, may be building departments having to provide more services to customers who want to use the code, which in turn could increase costs to customers.

Seda Collier believes that if there are no new certifications needed to build to the code, it would be one area of cost savings. She also expressed the need for a prescriptive path to be implemented. Mr. Clemens also stated another concern to consider, is how much more time will be needed by building department staff to work with the Reach Code. Ms. Collier asked if it would be better to work off of the Oregon Structural Specialty Code as a base document for the Reach Code, instead of the International Green Construction Code.

Committee discussion continued. David Cohan explained how SB79 was first submitted to the Governor's Task Force which supported the bill through out the Legislation process.

The question was asked "what does the committee want the code to look like?" Committee members discussed ideas, options and possible scenarios that could happen depending on what type of code change proposals are submitted.

Break

The committee took a short break.

Bruce Dobbs, representing Building Owners and Managers Association (BOMA) expressed a wish for the code to follow a prescriptive path. He believes it will be easier for people to follow a "matrix" when deciding what code to build to.

Susan Steward, representing BOMA asked for clarification on the definition of "new construction" stating it seems to be different for each code process.

Mr. Dobbs also represents NW Natural Gas. He stated that he has read through the IGCC and likes the fact that it mentions the use of “coal” for creating energy. He advocates for the committee to keep in mind that power plants use “coal” to generate power and that it is often overlooked.

Ms. Collier asked about the “payback” return on energy savings.

Johnathan Balkema, representing Oregon Home Builders Association (OHBA) stated he believes the committee is moving down the correct path, but also believes that a “multiple” approach is also an option. He also stated that there are areas that can be more restrictive yet on the other hand can’t be too restrictive. Mr. Balkema also discussed a concern using a scenario that if a person uses a provision from the Reach Code, then builds the structure to the rest of the state code, could a building department say that since a provision was used from the Reach Code, now the building needs to be built entirely to the Reach Code.

The committee continued to discuss the issues Mr. Balkema raised, asking additional questions of each other and of Mr. Balkema.

Franco Gonzales expressed his agreement that using a prescriptive path is a good starting point. He also believes that having a goal of a 15% energy savings is very possible. General committee discussion continued until the committee adjourned.

Adjourn

The meeting adjourned at 4:00 p.m.