

Sustainable Growth Working Group

April 20, 2010 - Notes

In attendance

Erin Burns - City of Knoxville
Susanna Bass- City of Knoxville
Gary Norman – City of Knoxville
Mark Donaldson – MPC

Beth Eason – USGBC/Eason Architecture
Mike Stevens – Mike Stevens Homes
Keith Richardson - HUD

Energy Code Decision

1. Extensive discussion regarding how the City will react to the Tennessee Clean Energy Future Act, which requires cities to adopt and enforce Energy Codes in order to be eligible for future state grants, etc.
2. Knoxville and Knox County have already adopted, with some modification, the 2006 Commercial International Energy Conservation Code and the 2006 version of Chapter 11 of the Residential Building Code (addresses energy conservation).
3. To accommodate state legislation, it is the preference of the Building Codes division that the City adopt the full 2006 Energy Codes, without modification, and transition to stronger enforcement, with the next projected code update in 2015.
4. As an architect, Beth supported the slow transition into a stronger energy code, as did Mike Stevens. The group consensus was that this approach was practical and would allow the building community time to adjust to the new enforcement.
5. It was noted by Beth that while the 2015 update makes sense for Residential codes, we should consider updating the Commercial code closer to 2012 –market better able to handle the transition.

Larger issues around Commercial/Residential Energy Efficiency Requirements

1. Efficiency seen as a good thing to do, however completely under-valued on the market – builders take a hit when they go green, because investments aren't reflected in market value of home.
2. Critical education piece required to encourage Appraisal and Lending community to value the home's efficiency.

To Do's for Working Group related to Energy Code

1. Find a DOE or other reputable comparison of the residential and commercial codes between years – what's the energy and economic cost of using an older code; what are the requirement differences.
2. Assist in evaluating the enforcement process – What is additional cost? What training is needed for inspectors and contractors? What should that training encompass?
3. Help gather public support for new codes – serve to engage council members early on (before council vote) and reach out to Home Builders Association to voice support.
4. Consider strategies for bringing appraisal, banking, and real estate communities up to speed with the financial impact of the new code, so that it can be better reflected in the value of the home.

Other Topics

1. Assessment/revision of existing zoning and building codes to promote sustainable practices
 - a. MPC will be “scrubbing” zoning codes for a smart growth audit – helpful information should result
2. Evaluate cost/benefits of municipal green building policy
 - a. Suggestion to bring in KUB's perspective in order to place a value on the additional utility loads created with development, particularly in areas like the CBID, where “non-green” development of existing buildings could have dramatic impact on utility infrastructure and pose additional costs.
3. Address and encourage Energy Efficiency in Special Districts and specific sectors (including tying green building to TIFs and other incentives)
4. Aid Community Development's responsible rehab & growth goals

E&S Task Force Meeting, April 29th, Small Assembly Room of CCB

Erin will present priority topics of group (as listed above, starting with Energy Codes) and summarize our strategy in evaluating and presenting recommendations.

Next Working Group Meeting: May 4th, 2010, 12:00 – 1:30 PM; Room 549