

# Aspen BPS Stakeholder Committee – Meeting #1

January 24, 2023, 11:00 a.m. – 1:30 p.m.

Aspen Police Department Community Room & Zoom

Prepared by the Consensus Building Institute (CBI)

## Meeting in Brief

The 23-member Stakeholder Committee meeting for the first time to discuss the Committee’s purpose and scope, expectations, and a tentative work plan. The purpose of the BPS Stakeholder Committee is to provide input to City staff in developing draft Building Performance Standards guidelines for existing buildings that helps the City of Aspen reach its goal of zero greenhouse gas emissions by 2050. Additionally, these guidelines may consider related opportunities to develop workforce skillsets, foster job creation, and improve health and equity.

## Clarifying Stakeholder Committee Charge, Guiding Principles & Key Questions to Address

### Committee ‘Charge’

The Committee will be asked to provide input on the following components of the BPS, as provided in the [Building IQ ordinance](#):

- 1) The years by which final and interim performance standards must be reached, before and including the year 2035;
- 2) The chief performance metric or metrics;
- 3) The process for advising, soliciting public input on, and making recommendations to Council on performance standards for 2040 and 2050;
- 4) The definition of BPS-covered buildings required to reach the final and interim building performance standards;
- 5) The baseline metric for covered buildings with consideration of building type and benchmarking and other energy data;
- 6) Alternate compliance options by rule that add flexibility for BPS-covered building owners while achieving the same end goal. Such options shall include, but are not limited to, a process to adjust timing for meeting the established building performance standards, a process to adjust the end goal due to a building use or inherent characteristic of the building, and prescriptive options; and
- 7) Violations and enforcement for buildings that do not meet their set building performance standards by the established required dates.

Phillip Supino, Aspen’s Community Development Director, welcomed the Committee and thanked them for their important service. Clare McLaughlin, Aspen’s Sustainability Programs Administrator, outlined the above charge for the Committee, with Laura Dyas from Group14, the City’s technical consultant, explaining how current building emissions relate to the City’s 2050 goal and how the Committee’s input will help determine that trajectory. The City’s full presentation is available [here](#).

### Guiding Principles + Key Questions

Ryan Golten of the [Consensus Building Institute](#), the Committee’s facilitator, led a round of Committee introductions and convened members in small groups to discuss possible guiding principles and key questions to be answered in the process.

Members underscored a number of key underlying **principles** relative to the Committee's Charge:

- Need to ensure BPS helps reach Aspen's decarbonization goal.
- BPS should be feasible and practical from the perspective of building owners and managers.
- BPS should be easy to understand and achievable.
- Less resourced buildings in Aspen should be prioritized, e.g., HOAs and other multifamily units.
- Need transparency in Committee process and implementation, e.g., accessing compliance information.
- BPS must be enforceable.
- Incentivizes should be available to buildings to comply, particularly for less resourced buildings.
- 'Alternative compliance pathways' for buildings should be the exception, not the norm.
- Ensure we can monitor the BPS in order to learn, adapt and iterate on the policy going forward.
- BPS should be flexible and responsive to emergent needs and new technologies.
- In determining efficiency targets, focus should be on Energy Use Intensity (EUI) rather than carbon emissions, which is more complex to measure.
- BPS should consider the role of electrification as well as implications for the grid.
- BPS should help encourage elements of economy-wide decarbonization, such as grid integration, energy storage, Electric Vehicle (EV) infrastructure, and overall management of energy use.
- Important to align the BPS with new building codes to make it easier for buildings to comply.
- Consider how buildings can effectively plan capital expenditures within different compliance periods.
- Consider whether/how the BPS could be designed as an initial 'pilot', with the opportunity to receive and incorporate feedback from building owners and adapt accordingly. The initial program could include outreach as well as technical and financial assistance.

Committee members discussed the following questions that will need to be answered in developing the BPS:

#### Energy Efficiency

- **What buildings** should be covered by the policy, and **when**?
- What should be the actual **performance targets** for covered buildings?
- *How can we ensure that efficiency savings are actually impacting emissions savings?*
- How can we accelerate adoption by identifying and mitigating **barriers** to energy efficiency?
- How do we address needs of unique buildings? What should **alternate compliance** pathways look like?

#### Beneficial Electrification

- What buildings and systems should the policy cover and when?
- What electrification policy options should be included in the BPS?
- How can we accelerate adoption by identifying and mitigating barriers to electrification?
- How do we address the needs of unique buildings? What should alternate compliance pathways look like?

#### Equity

- How can we avoid and/or mitigate **unintended consequences** – e.g., increased energy cost burdens, greater housing unaffordability, displacement – for those least able to afford it?
- What **benefits** might be created from the BPS, particularly for people, buildings and communities with fewer resources (e.g., good local jobs, economic development, accelerated health benefits)? To who should those extend, and how?

#### Workforce

- What **training** and **workforce support** structures are needed to ensure a well-trained workforce that can help transition buildings and operate new, carbon-free building systems?

- How can we **involve** and get **input** from crucial workforce stakeholders in this conversation during the BPS development process? What sectors need to be involved?

#### Incentives and Support

- What **supports** (financial, technical, other) are needed to ensure buildings reach targets?
- How to identify funding sources to support the transition and alleviate equity concerns?
- How should supports be allocated to prioritize and meet the needs of **under-resourced** buildings and communities?
- How can we ensure we are coordinating additional support with **existing** resources and programs?
- What else will make **compliance easier** for building owners and managers?

Committee members asked the following questions for follow up at the February meeting regarding the scope of the BPS:

- Please clarify the different end-year goals we are focused on (2030, 2050).
- Can we see examples/case studies of other BPS guidelines and implementation efforts? What’s working/not working? How have other places set their targets?
- Discuss future monitoring and enforcement (compliance audits?).
- What happens to buildings that have already made efficiency improvements without incentives?
- Clarify whether targets will be performance-based or prescriptive.
- Discuss “replacement upon retirement” as an option for electrification.
- Potential leveraging of more *stringent* requirements on *lower intensity*, non-essential uses to allow for *less stringent* requirements on *high-intensity*, essential/high-community-benefit uses (commercial cooking, hospital, grocery refrigeration)?
- Role of airport in BPS – as a County-owned entity within City boundary whose emissions are regulated by the FAA. The BPS will have limited enforcement authority but could *support* emissions reductions.

## Clarifying Process – Work Groups, Schedule, Resources

Clare and Ryan walked through the proposed Committee structure and process followed by group discussion regarding the following key topics. The schedule and expectations for the Committee are more fully outlined in the [Committee Charter](#).

**Committee Outputs.** The Committee’s input will be considered by City staff and summarized in a staff report to City Council. The Report will highlight key themes, areas of strong Committee support and/or agreement, as well as areas of concern and/or divergence of opinion. The Committee is not being asked to reach consensus; however, the greater the level of Committee support for certain guidelines, the stronger a particular proposal to City Council is likely to be.

**Work Groups.** The City anticipates convening workgroups focused specifically on Equity and Workforce. These workgroups would help queue up and/or digest Committee discussions, as well as formulate policy ideas and options for the Committee’s consideration. While the Equity workgroup will likely be comprised of Committee members only, the Workforce workgroup is likely to include other experts and stakeholders in the Roaring Fork Valley as well. Both will be discussed in Meeting #2.

**Resources.** As listed at the end of the Committee Charter, a number of resources are available and being developed to support Committee deliberations. These may also be shared as relevant in upcoming meetings.

## Wrap Up & Next Steps

### Homework

- Please think about who your networks and *peer community* is, and your channels for communicating with them, for purpose of sharing updates and receiving input on possible BPS guidelines. City staff will reach out to Committee members in upcoming weeks to gather this information. The goal is to assist you in sharing updates and bringing community input to Committee discussions.

## Meeting Attendees

The meeting was attended by the following Committee members and City staff:

### City of Aspen

Phillip Supino, Community Development Director

Clare McLaughlin, Sustainability Programs Administrator

Tessa Schreiner, Sustainability Manager

Lauran Garcia, Sustainability Intern

### Stakeholder Committee Members

Present		
X	Mike Bouchet	Aspen Skiing Company
X	Matthew Gillen	Aspen Pitkin County Housing Authority (APCHA)
X	Jimmy Marcus	M Dev Co
	Kym Ryan	M&W Properties
X	Benjamin Wolff	Frias Property Managers
X	August Hasz	REG
X	Joshua Kace	Lawrence Berkeley National Laboratory
X	Ben Levenson	City of Aspen Assets
	Bob Narracci	City of Aspen Zoning
X	Mary Oliver	Design Workshop
X	Dave Rybak	Rybak Architecture & Development, P.C.
X	Derek Skalko	Historic Preservation, 1 Friday Designs
X	Nick Thompson	City of Aspen Buildings
x	Christine Brinker	Southwest Energy Efficiency Project (SWEET)
X	Ryland French	Community Office for Resource Efficiency (CORE)
X	Luke Ilderton	Energy Outreach Colorado
X	CJ Oliver	City of Aspen Environmental Health & Sustainability
X	Amanda Poindexter	United States Green Building Council (USGBC)
X	Erin Sherman	Rocky Mountain Institute (RMI)
X	Ben Silverman	Institute for Market Transformation (IMT)
X	Justin Forman	City of Aspen Utilities
X	Kyle Lord	Holy Cross Energy
X	Jason Auslander	Black Hills Energy
X	Carolyn Sackariason	City of Aspen Communications