

# Building Energy Improvement Board

Thursday, Nov. 18th, 2021

2:00-3:30pm

## Agenda

1. Roll call
  - a. ATTENDANCE: Cheryl Lovell, Teresa Lutz, Mary Ann Lazarus, Christopher Bedell, Craig Aubuchon, Jesse Arevalo, Michelle Simmons
    - i. ABSENT
      1. Excused: none
      2. Unexcused: Little, Wheeler
    - ii. Non-BEIB members:
      1. Rajiv Ravulapati & Frank Oswald (Building Division, City of St. Louis)
      2. Barbara Birkicht (Law Dept., City of St. Louis)
      3. Terri Fritsche, Paul Englert (Spire)
      4. Cliff Majersik, Jessica Miller (Institute for Market Transformation)
    - iii. Quorum is reached
2. Approve meeting minutes & notes – October 7th, 2021
  - a. Chair Lovell put forth a motion to approve
    - i. Member Lazarus accepted; Member Lutz seconded
    - ii. Unanimously approved
3. Discuss IMT's updated memo on BEPS compliance pathways
  - a. Cliff Majerisk presented on the changes that IMT and Building Division made to the memo
    - i. Avoid discentivizing building owners
      1. Method for rewarding owners for saving more energy than they required to save
      2. Complex to explain → there will be an accompanying graphic
        - a. Member Aubuchon suggested multiple graphics over the course of a timeline to help visualize
        - b. Illustrate how paths 2 & 3 will work within a timeline
        - c. Need to incorporate a timeline for each pathway; maybe by month
    - ii. Updated memo provides additional discretion given to Building Division if a building does not have a verified site EUI
    - iii. Custom alternative compliance pathway (ACP)
      1. Offers a lot of flexibility and opportunity to arrive at a fair resolution
      2. Updated memo gives clear division of labor between the board and the Office of Building Performance
      3. A single custom ACP can count towards more than 1 compliance cycle
  - b. Board members' comments:
    - i. Add CBECs footnote to the final memo or spell it out
    - ii. Further clarity on the 35<sup>th</sup> percentile
      1. Making explicitly clear the use of the 35<sup>th</sup> percentile
    - iii. Strongly consider how the flexibility given to changing the targets can be applied to our resources content
      1. There is a point of diminishing return

