



APPROVED 6/15/2022

SUMMARIZED MEETING MINUTES
City of Scottsdale
Scottsdale Environmental Advisory Commission
Regular Meeting
5:30 p.m. Wednesday, May 18, 2022
ONE CIVIC CENTER, Community Development Conference Rooms
7447 E. Indian School Road, Scottsdale, 85251

Call to Order: 5:30 p.m.

PRESENT: Chair Natalie Chrisman Lazarr, Vice Chair Anthony Coletta; Commission Members: Tammy Bosse (arrived at 5:36 p.m.), Ute Brady, Walter Cuculic, Ryan Johnson, and Andrew Scheck

ABSENT: None

STAFF PRESENT: Lisa McNeilly, Sustainability Director; Tim Conner, Manager, Anthony Floyd, and Sam Brown - the Office of Environmental Initiatives; Brandon McMahon, IT/Video Support; Caitlyn Gulsvig, Current Planning; Cindi Eberhardt, Acting Planning & Development Area Director; Erin Perreault, Acting Planning, Economic Development & Tourism Executive Director; Robert Schoepe, Purchasing Director.

PUBLIC COMMENT: Three members of the public were present. One public comment was received for Item #3.

1) Approve Meeting Minutes

a) **Regular Meeting Minutes for April 20, 2022**

Chair Chrisman Lazarr will remove her note that appeared on the minutes.

Commissioner Johnson made a motion to approve the Summarized Meeting Minutes from April 20, 2022, as amended, with Vice Chair Coletta providing a second for the motion, which carried 6-0. All members present voted in the affirmative; Commissioner Bosse was not yet present for the vote.

b) **Special Meeting Minutes for May 5, 2022**

Commissioner Johnson made a motion to approve the Summarized Special Meeting Minutes from May 5, 2022, with Commissioner Brady providing a second for the motion, which carried 6-0. All members present voted in the affirmative; Commissioner Bosse was not yet present for the vote.

2) Sustainable Purchasing and Procurement

Professor Nicole Darnall, Foundation Professor of Management and Public Policy, School of Sustainability, College of Global Futures at Arizona State University, presented the Commission with an overview of her research and the Sustainable Purchasing Research Initiative. The Arizona Sustainable Purchasing Research Initiative (SPRI) is comprised of faculty and students who are focusing on developing actionable sustainable purchasing practices (SPPs) with cities as innovators and facilitators. The presentation included key points including but not limited to sustainability best practices, barriers, impacts, and successes. ASU can assist by engaging graduate students in researching and developing a sustainable purchasing policy and surveying vendors. Visit sustainability.asu.edu/SPRI for more detailed information.

Commissioner Bosse stated she liked the “*value for money procurement*” statement and asked how success is seen when starting to look at the big picture and not just the front-end cost. Professor Darnall suggested visiting the Sustainable Purchase Leadership Council’s website.

Commissioner Johnson inquired if City staff were able to advise the Commission on the status of any SPP processes. Ms. McNeilly suggested agendaizing this for a later meeting and inviting Purchasing Director Robert Schoepe to the meeting.

3) Energy and Green Construction Code Updates

Staff member Anthony Floyd presented about the 2021 Proposed Energy and Green Building-related Code Adoption, while fielding questions from the Commission. The International Green Construction Code (IgCC) was first adopted and became mandatory in 2012 for new commercial building projects receiving zoning bonuses. The components of the IgCC include site sustainability, water use efficiency, energy efficiency, indoor environment quality, and materials and resources. The IgCC is integrated and cross referenced with other city adopted codes and ordinances to avoid regulatory conflicts. Building codes-including the IgCC and the International Energy Conservation Code (IECC) are updated at the national level for local adoption as model codes.

Commissioner Scheck inquired of the cost difference between R-38 and R-49 insulation for ceilings and roofs. Mr. Floyd explained the calculation includes the type of construction, ceiling/roof framing members, insulation price difference, and the cost savings over the life of the home. Commissioner Bosse noted that according to the Home Builders Association of Central Arizona (HBACA), the cost is approximately \$1,366 for the average home. Further discussion ensued.

Cool roofs help mitigate heat gain while improving energy efficiency and reducing energy costs for air conditioning. This cool roof requirement has been in effect for low-slope roofs of new commercial buildings and is being recommended for residential homes.

Duct insulation over a garage (or other unconditioned space) is recommended to be reduced from R-19 to R-13, which is the same as the floor insulation requirement. Commissioner Cuculic noted this is easier to amend than insulation in the walls and ceilings as pre-insulated ducts can be purchased and simply installed.

There is a new amended requirement for solar ready zones to cover not less than 10% or 300 square feet of the rooftop area that is free of obstructions for new single-family homes, while 30% of roof will be required to be free of obstructions for new commercial and multifamily buildings. This may replace the mandatory solar requirement from 2015 IgCC code.

EV-capable charging spaces will be required that ensure there is enough electrical capacity with

guidance from the International Code Council (ICC) publication – “Electric Vehicles and Building Codes: A Strategy for Greenhouse Gas Reductions” for single family homes, multifamily buildings, and hotels. The Southwest Energy Efficiency Project (SWEET) is recommending a raceway to be installed when the electrical service panel is located beyond the exterior walls of the parking garage. Commissioner Cuculic noted it will be costly to retrofit multifamily projects if the EV-capable infrastructure is not installed during the time of construction.

Ventilation flow rate testing is a new energy code requirement that ensures the air conditioning is providing the prescribed volume as designed. Additional Efficiency Package Options is a new requirement that requires all new single-family homes to comply with any one of five additional efficiency requirements. A new amendment provides an additional option for an on-site solar energy generation installation.

The IgCC code requires not less than 85% of floors and wall/ceiling finishes to be low VOC (volatile organic compound) for new multifamily and commercial buildings. In addition, not less than 50% of construction waste will be required to be diverted from the landfill and be recycled or reused. Multifamily buildings will be required to have trash and recycling chutes with collection areas, while all dwelling units for single- and multi-family buildings will need to have kitchen cabinet pull-out bins for recycling and trash collection. The IgCC requires compliance with 2 of 4 reduced impact material options including recycled content, regionally sourced materials, certified lumber, or materials with environmental product declarations.-

A discussion ensued regarding the R-13 vs. R-19 duct insulation and R-38 vs. R-49 ceiling insulation.

Chair Chrisman Lazarr advised the Commission that she drafted a letter to Council regarding support or opposition of the proposed amendments, which she would like to address this evening. A discussion ensued regarding preparedness to intelligently discuss and make recommendations on the proposed amendments.

Commissioner Brady sought clarification for the definition of "compromise" and "partial" in the context of the staff document assessing proposed HBACA amendments. Mr. Floyd explained "partial" replaced "compromise," and the meaning is that staff partially agree with the proposed amendment.

Public Comment: Alisa McMahon provided additional information related to the insulation concerns, noting occupied floors above garages are a big call back issue.

Consideration of recommendations to the Mayor and City Council:

The Commission conducted multiple votes on items listed in “City of Scottsdale Assessment of Home Builders Association of Central AZ (HBACA) Proposed 2021 IECC Amendments. Numbers below refer to that document.

Commissioner Cuculic made a motion to oppose reduction in the R-value of insulated ductwork in floor cavities located over unconditioned space as required in the IECC code for R19 insulation (#2). All members voted for APPROVAL.

#1 – Using R-38 vs. R-49 ceiling insulation:

Commissioner Bosse suggested in line with the Commission's mission, a compromise for R-42 should be considered for a greener path. A discussion ensued.

Commissioner Cuculic made a motion to keep the R49 minimum IECC code requirement with Commissioner Brady providing a second for the motion, which carried 7-0, with Chair Chrisman Lazarr, Vice Chair Coletta, and Commissioner Bosse, Brady, Cuculic, Johnson, and Scheck voting in the affirmative. There were no dissenting votes. All members voted in the affirmative.

#5 – 100% High Efficacy Lighting

Commissioner Johnson made a motion to support the staff recommendation to require 90% high-efficacy lighting and remaining 10% with dimmer control, with Commissioner Bosse providing a second for the motion, which carried 4-3 with Chair Chrisman Lazarr, Vice Chair Coletta, and Commissioner Bosse and Johnson voting in the affirmative. Commissioners Brady, Cuculic, and Scheck were dissenting votes.

#9 – Restores the flexibility in design options for achieving ERI thresholds that determines the efficiency of the building as proposed by NAHB. A discussion ensued.

Commissioner Johnson made a motion to support the staff recommendation to resolve the 'ventilation penalty' without the 15% on-site renewable energy offset, with Vice Chair Coletta providing a second for the motion, which carried 7-0. All members voted in the affirmative.

#11 – Appropriate air barrier.

Commissioner Cuculic made a motion to support as written, with Commissioner Scheck providing a second for the motion, which carried 7-0. All members voted in the affirmative.

#12 – Air sealing of electrical and communication boxes.

Commissioner Johnson made a motion to support as written, with Vice Chair Coletta providing a second for the motion, which carried 7-0. All members voted in the affirmative.

#13 – RESNET/ICC 380 standard testing procedures. Mr. Floyd clarified the current testing protocol and the proposed sampling protocol. A discussion ensued.

Commissioner Johnson made a motion support the opposition as written, with Commissioner Brady providing a second for the motion, which carried 7-0. All members voted in the affirmative.

#3, 4, 6, 7, 8, &10 -

Commissioner Johnson made a motion to support all noted City oppositions as expressed on the 2021 IECC Amendments document, with Commissioner Cuculic providing a second for the motion, which carried 7-0. All members voted in the affirmative.

Commissioner Cuculic made a motion to mandate the IgCC 2021 on-site renewable energy requirement in the Green Building Code to the Energy Code for multifamily and commercial construction, with Commissioner Johnson providing a second for the motion.

**** After discussion Commissioner Cuculic withdrew his motion and will provide additional information to the Commission to support his position. Commissioner Johnson withdrew his second.**

A discussion ensued regarding the letter being sent to City Council representing the Commission's position on the proposed amendments with emphasis on solar energy.

Chair Chrisman Lazarr stated City Council is not considering the electric readiness for one- and two-family dwellings. A discussion ensued.

Commissioner Bosse made a motion to advance the recommendation for electrification (“electrical ready’ receptacles for major appliances”) as voted previously, with Commissioner Brady providing a Second for the motion, which carried 5-1-1. Vice Chair Coletta and Commissioner Bosse, Brady, Johnson, and Scheck voting in the affirmative. Chair Chrisman Lazarr was the dissenting vote and Commissioner Cuculic abstained.

Chair Chrisman Lazarr will prepare a draft letter to City Council and disperse it to Commissioners for discussion and voting at the June meeting. Any additional comments, questions, or supporting documentation should be directed to Ms. McNeilly.

Mr. Floyd advised the new amended codes will go into effect on January 1, 2023, for new construction.

4) Development of the Scottsdale Sustainability Plan

Ms. McNeilly advised the board that ASU would have a draft report ready for review and discussion at the June meeting. Noting ASU’s contract expires at the end of June; however, the plan will continue to be developed through the fall with a presentation to City Council in December.

5) Pilot Tree Inventory Project: Deferred to the June Meeting

Chair Chrisman Lazarr stated on May 21st Scottsdale Garden members will be conducting a tree inventory in her neighborhood.

6) Scottsdale Environmental Advisory Commission (Annual Work): Deferred to June meeting

7) Staff Updates: Deferred to the June Meeting

8) Identification of Future Agenda Items:

- Energy and Green Construction Code Updates – June
- Development of the Scottsdale Sustainability Plan and presentation by ASU – June
- Pilot tree inventory project – June
- SEAC Annual Workplan – June
- Presentation by Scottsdale Water – July
- Sustainable purchasing – July

Commissioner Scheck inquired if there should be two meetings in June and July or if the meetings could start earlier to address the backlog. A discussion ensued.

9) Adjournment: 8:41 pm