



# Agenda

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## HISTORIC GREEN BUILDING CODE TASK FORCE

March 21, 2011 – 2-3pm

City Councilors' Conference Room  
City Hall, 1st floor

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: November 29, 2010 and December 16, 2010
- E. ACTION ITEMS
  - 1. Review of Residential Green Building Code revisions (K. Mortimer)
  - 2. White Paper on Task Force Approach (A. Evans)
- F. ITEMS FROM STAFF
- G. ITEMS FROM THE TASK FORCE
- H. ITEMS FROM FLOOR
- I. ADJOURNMENT

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## HISTORIC GREEN BUILDING CODE TASK FORCE

Monday, March 21, 2011 - 2:00 p.m.

ITEM	ACTION TAKEN	PAGE(S)
A. CALL TO ORDER	Convened at 2:00	1
B. ROLL CALL	Quorum Present	1
C. APPROVAL OF AGENDA	Approved as presented	1
D. APPROVAL OF MINUTES – November 29, 2010 and December 16, 2010	Tabled	2
E. ACTION ITEMS		
1. Review of Residential Green Building Code revisions (K. Mortimer)	Discussed	3-5
2. White Paper on Task Force Approach	Discussed	2-3
F. ITEMS FROM STAFF	None	5
G. ITEMS FROM THE TASK FORCE	None	5
H. ITEMS FROM THE FLOOR	Discussion	5
I. ADJOURNMENT	Adjourned at 2:57 p.m.	5

**HISTORIC GREEN BUILDING CODE TASK FORCE  
CITY COUNCILORS' CONFERENCE ROOM  
CITY HALL, SANTA FE, NEW MEXICO**

**MONDAY, MARCH 21, 2011**

**A. CALL TO ORDER**

A regular meeting of the Historic Green Building Code Task Force was called to order on the above date by Chair Amanda Evans at approximately 2:00 p.m. in the Councilor Conference Room, City Hall, 1<sup>st</sup> floor, Santa Fe, New Mexico.

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**Present**

Amanda Evans, Chair  
Dan Featheringill  
Ra Patterson  
Jan Wisniewski, Vice Chair

**Absent**

Gayla Bechtol (excused)  
Roy Wroth  
One Vacancy

**Staff Present**

Katherine Mortimer  
David Rasch (arrived later)

**Others Present**

Charmaine Clair, Stenographer

**C. APPROVAL OF AGENDA**

The minutes for November 29 and December 16, 2010 were tabled.

**Mr. Featheringill moved to approve the Agenda as presented. Mr. Wisniewski seconded the motion and it passed by unanimous voice vote.**

**D. APPROVAL OF MINUTES – November 29, 2010 and December 16, 2010**

Tabled

## E. ACTION ITEMS

### 2. White Paper on Task Force Approach (A. Evans) (Revised Agenda Order)

A summary of comments and changes follow:

Section # 1- Chair Evans would work on an explanation of the concept of embodied energy the task force agreed should be included.

Section #2- the GHG (green house gas) emissions would be spelled out. The last sentence should be from energy generation end use not and use.

Section #3- Chair Evans would ask Mr. Rasch to write something about the history and Mr. Featheringill agreed to work with Mr. Rasch on it. Grammatical and spelling corrections were made.

Section #4- Mr. Rasch would get language from the attorney.

Section #5- Insulation considerations- Mr. Featheringill said he has a house for that where half of the exterior walls were being replaced. It was agreed photos would be included. Chair Evans agreed to get a link to the source from the Green Building Advisor showing 7.5 climate zone for Santa Fe. Chair Evans said on the impermeable finish, that if a type of finish was used that doesn't allow vapor to breathe through it would get trapped, and that was to ensure something with a vapor opening was used.

Section #6- Window conservations- *historic character* would be used rather than historicity. Chair Evans said she put in some reasons but there were many others found by Ms. Bechtol that could be added at the end. Chair Evans said she would do the calculations again because of the increase in price of gas.

Mr. Patterson provided an answer to D- if low E- it was 3.33 to the center point and if insulated would depend on the thickness but would be about 2 or 2.1 if clear insulated. One single pane window would be 1C. The insulated storm with low E glass would be 3.33 center point. The center point would have to be known to calculate correctly. The number would be a little better if the window was true divided light or simulated muntins.

On G- to qualify why heat loss was through the roof rather than through the room's windows and walls, a statement that energy modeling shows that more heat was typically lost through the roof... would be added.

It would be noted added to item I, in regard to toxins from vinyl windows direct manufacturer– that because of the elevation being higher and closer to higher UV levels windows become brittle and crack.

Section #7- visible was suggested to be underlined or highlighted; the term visible from the *public way* would be used.

Section #8- it was noted that State law that pertained to solar equipment said a person couldn't be prevented from doing that unless in an historic district. A person could be allowed to get a permit only under specific conditions.

Mr. Rasch said with Federal law he saw energy efficiency "shall be followed" and then towns would amend that to say if the building was historic that could be waived if the status would be affected. He said it doesn't make it impossible for an historic building to become energy-efficient as long as the historic status wasn't affected. He said they couldn't mandate efficiency on listed buildings; it wouldn't be illegal but would have to be done in a sensitive way.

Appendix A would be updated.

The second bullet point would have that it would be more helpful to repair than replace.

Chair Evans said she would make the revisions and send to the members.

#### 1. Review of Residential Green Building Code revisions (K. Mortimer)

##### Chapter 5 – Lot Design, Preparation and Development

Chair Mortimer said that Chapter 5 had been reviewed by the inspectors. She explained the light gray areas were things that would be removed. Many of the notes were removed to focus on things that: 1) directly reduce greenhouse gas emissions and implementation or 2) reduce water consumption or associated indoor air quality *and* would be reasonably enforceable by the third party requirements or inspectors.

If a person wanted to receive tax credits, a copy of that would be available with all of those things included.

Ms. Mortimer said in some cases there were historic notes (example- 502.1) that would no longer be required because it no longer relates. Historic notes to be removed with a good concept could have historic integrated options provided that would only be applicable to historic structure. She said some specifics should be given on how that could be verified and she said would look to Mr. Rasch for what those could be.

On the first page, the Historic Structure Note would remain. The Task Force decided at least five points should be awarded for choosing an historic building. Item B would be removed. *Historic building* would be defined as listed on the City register.

502.1 - to include a Team Member- was decided as too difficult to do.

503.1- Prepare Historic and Cultural Resources Inventory and Plan- who would say what is qualified. It could preserve more historic character but was a question if that made it more green. The Task Force agreed this would be added as an innovative option.

503.3- Historic Structure note language had not been developed. The note would be taken out because the amount of greenhouse gas emissions from moving dirt around wasn't that much.

503.4- Protecting acequias wasn't needed- they were already protected.

503.5- Historic Structure Note -Restore a Historic Landscape- there is no jurisdiction over trees.

503.7- Adaptively Reuse of Historic Structure- this was to change the use to a future use. Only a few points would be required in this section and points were already given for the use of an historic building.

503.9- Increasing the Density- the density issue would be taken out and should be addressed in Chapter 14 changes. The note would be removed.

Chair Evans said Mr. Wroth's issue was to make energy efficiency most effective. She said he would argue that a recent research paper argued that location efficiency saved a lot more energy than any other energy efficiency improvement.

Mr. Rasch said it allowed development to reduce gasoline use but brought up spot zoning fears.

Ms. Mortimer said it was a development code question and valid but a group should go through Chapter 14 to incorporate green.

505.3.2 - would be removed.

505.3.1- Re-create a Site or Historic Landscape Feature That Has Been Removed or Destroyed- could be looked at with compounds or other areas; would be removed.

#### Chapter 6- Resource Efficiency

602.1.3- Roof Surfaces -would be removed. They were not shown to reduce green house gases.

609-Life Cycle Analysis- removed because the tools used don't include everything and was easy to manipulate. There wasn't a system that made sense yet. The historic people would get more points where they couldn't get others and could apply to restoring existing materials rather than replacing and that could be an innovative option. Specific examples where this would come up should be given; such as the restoration of existing windows and adding storms instead of replacing. Five points would be awarded.

Chair Evans said once points were assigned they could go through each section to see if the points received should be revised if people with historic buildings were put at a disadvantage.

The Task Force discussed assigning a specific amount of points per window with a maximum. They decided on two points per window with a maximum of ten points.

#### Chapter 8- Water Efficiency

801.8- Historic Note- Design and Color of Downspouts- would be kept as guidance. Mr. Featheringill suggested the note should read as the others and state *mandatory*.

#### **F. ITEMS FROM STAFF**

There were none.

#### **G. ITEMS FROM THE TASK FORCE**

There were none.

#### **H. ITEMS FROM THE FLOOR**

There were none


#### **I. ADJOURNMENT – Next Meeting: April 11, 2011**

*Having completed the agenda and with no further business to come before the Task Force, the meeting was adjourned at 2:57 p.m.*

Approved by:

\_\_\_\_\_  
Amanda Evans, Chair

Submitted by:

  
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Charmaine Clair, Stenographer