

**Boston Climate Action Plan – Leadership Committee Work Group on  
Building Efficiency**

**August 14<sup>th</sup> Meeting at CLF**

**Attendees**

Carl Spector, Jake Glickel, Jonathan Raab, Walker Larsen, Olav Hegland, Bryan Koop, Tedd Saunders, Galen Nelson, John Dalzell, Galicia Escarfullery, Maura Zlody, Frank Gundal, and Olivia Schwob.

Frank Gundal, NSTAR presented on NSTAR’s energy efficiency program (including tripling budget and doubling savings in next 3 years—potentially making available \$100 million/year in Boston—see presentation); Jonathan Raab presented on benchmarking and labeling (see presentation; and Bryan Koop, Boston Properties presented on performance incentives for efficient buildings and green roofs.

**Recommendations and Goals**

Buildings Work Group agreed to develop recommendations for inclusion in the Climate Action Plan on the following topics:

- Efficiency in City buildings Lead by Example – (how to get City to participate more fully and deeply in Utility programs?)
- Green Leases for landlord/tenant, owner/leasee
- Commercial benchmarking and labeling program
- Residential benchmarking and labeling program
- Performance incentives for building more efficient buildings (e.g., LEED or Energy Star levels), such as
  - Allow increased FAR, heights, and/or density
  - Property tax abatement
  - Fee reimbursements
- Requirements for “cool roofs” and incentives for vegetative and solar roofs (note work group felt needed more information on these topics before recommending)

**Next Steps**

**Tasks for City and City consultants**

- Green Leases (Galen)
- LBE and commercial benchmarking potential program recommendations
- Residential programs research and potential recommendations
- Further review of performance-based incentives
- Further review of roof issues

**Agenda items for next work group meeting**

- City LBE
- Labeling for commercial and residential
- Performance-based incentives
- Roof programs
- Building energy stretch code and code enforcement

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- Green Leases

**\*Next Buildings Work Group Meeting is September 9<sup>th</sup> from 9:30am-12pm\***