



MINUTES

GBI Consensus Body for Existing Buildings - Meeting #2
 Webinar/Teleconference
 May 7, 2021 from 12:00 to 1:30 p.m. ET

NOTE ALL TIMES ARE EASTERN TIME

Consensus Body for Existing Buildings Members in Attendance

Full Name	Organization	5/7/21	4/2/21
Benjamin Bojda	Dominion Environmental Consultants NV, Inc		X
Larry Clark	Sustainable Performance Solutions	X	X
Michael Cudahy	PPFA - PPEF		X
Lawrence (Buddy) Humphries (Chair)	Efficient Green, LLC	X	X
Josh Jacobs	UL	X	X
Max Puchtel	American Institute of Steel Construction	X	X
Benjamin Reeves	Arete Design Group	X	X
Jane Rohde	JSR Associates, Inc., The Vinyl Institute / Resilient Floor Covering Institute	X	X
Anthony Serres	Signify North America Corporation	X	X
Gord Shymko	G. F. Shymko & Associates Inc.	X	X
Frank Sullivan	Kiewit	X	X
Kyle Thompson	IAPMO (International Association of Plumbing and Mechanical Officials)		X
Michael Zatz	ENERGY STAR Commercial & Industrial Branch, U.S. Environmental Protection Agency	X	X

Interested Parties in Attendance

Full Name	Organization	5/7/21	4/2/21
Daniel Huard	Humann Building Solutions, LLC		X
Viken Koukounian	K.R. Moeller Associates Ltd.		X
Ray Tonjes	Ray Tonjes Builder, Inc.	X	
Eric Truelove	Green Building Resources LLC	X	
Doug Tucker	Mitsubishi Electric US, Inc.	X	

Staff in Attendance

Full Name	Organization	5/7/21	4/2/21
Emily Marx	Secretariat, GBI	X	X
Sara Rademacher	Staff, GBI	X	X
Micah Thomas	Staff, GBI	X	X

Welcome

Chair Lawrence Humphries welcomed everyone to the meeting and thanked everyone for joining us today.

Roll Call

Secretariat Emily Marx took roll call to establish quorum, reviewed the GBI Anti-Trust Policy, Code of Conduct policy and notified participants that the call was being recorded for the purpose of preparing minutes. No objections or concerns were raised.

Marx reviewed the Consensus Body for Existing Buildings roster and noted the three interest categories, General Interest, Producer, and User. She noted that there is balance on the Consensus Body for Existing Buildings.

Administrative Items

Humphries reviewed the agenda and asked if anyone had any comments or concerns. There were no questions or comments.

MOTION: A Motion was made, seconded, and carried unanimously to approve the Agenda as presented.

Marx displayed the minutes from meeting #1 on April 2, 2021 and asked if anyone had any comments or concerns. There were no questions or comments.

MOTION: A Motion was made, seconded, and carried unanimously to approve the minutes from meeting #1 on April 2, 2021 as presented.

Setting the Stage

Vicki Worden noted that one of the goals of GBI is to be as efficient as possible with volunteers' time. She argued that many of the comments received during the ballot process may also be received again during the first open public comment period and noted that Marx will be able to group similar comments together to allow for discussion to be as efficient as possible.

Worden stated that part of GBI's success and vision is to not limit projects by having minimum requirements. During the last revision cycle of the New Construction standard, it was voted to remove point requirements for each assessment area and to have all point requirements be set by GBI staff and Board of Directors and not technical experts that make up the Consensus Body.

Worden noted the creation of the GBI Standards Committee in 2019 and reviewed that their purpose is to make overarching decisions for GBI's standard's development. She discussed the new Public Input Procedures that will be used to gain public opinions on non-standards' documents such as guidance, positions, white papers, or technical documents. She asked all members for their future input on these items.

A member argued that minimum requirements should be decided by the Consensus Body of the standard it was appointed to develop. Another member stated that this should be a corporate decision by the GBI Board of Directors that is applied to all standards consistently. Worden noted that minimum requirements may change in different markets or verticals.

A different member said that it was wrong to compare Green Globes to other certifications in the market. He argued that it is important to not set minimum requirements because existing buildings need more flexibility. He noted that taking a more relaxed approach is better for the market in that more buildings will be able to be certified. He stated

that existing buildings are the most common building type, and it is important for the environment and for the market to certify as many as possible.

Worden stated that if anyone is interested in participating on an informal task group to review the minimum requirements, they can reach out to her or the secretariat.

Ballot Comment Review

Marx displayed a portion of the GBI Consensus Procedures and noted that the Consensus Body for Existing Buildings was sent all ballot comments to review before the meeting. She noted that all ballots were returned with 75% voting to affirm the Pre-draft Standard and release it to the public as a Draft Standard. She noted that there are currently two paths forward as Worden touched on earlier:

- Path 1
 - The Consensus Body for EB reviews the Pre-draft comments and makes no substantive changes. The document is released as a Draft Standard to the public.
 - The first public comment period takes place from May 21-July 5, 2021.
 - Consensus Body for EB members are invited to submit additional comments as part of the open public comment period.
 - All Pre-draft ballot comments may be rolled into the comments received during the first open public comment period.
 - All comments are reviewed by their respective subcommittees and the Consensus Body for EB and the commenter/balloter is issued an action and reasons therefore.

- Path 2
 - The Consensus Body for EB makes and approves a motion to review and make substantive changes to the Pre-draft Standard per the Pre-draft ballot comments.
 - The Consensus Body for EB has meetings in May/June to review all comments and vote on revisions (no response to the balloter is necessary).
 - If substantive changes to the Pre-draft Standard are approved, a second ballot is recirculated for at least 14 calendar days in order for Consensus Body for EB members to respond, change, or reaffirm their vote to approve the document as a Draft Standard (when no substantive changes are made, a second ballot is not needed).
 - Upon approval by the Consensus Body for EB, the Draft Standard is released to the public for a 45 day open public comment period.

Marx displayed the ballot comments and reviewed the following breakdown of the 52 comments received:

- 1 - Public Health
- 7 - Definitions
- 3 - ESG Management
- 4 - Site
- 9 - Energy
- 7 - Water
- 7 - Materials
- 14 - IEQ

A member argued that if the ballot comments will be rolled into the comments received from the first open public comment period, then for efficiency purposes the Consensus Body should not review them now but instead altogether when all comments have been received.

MOTION: The Motion was made and seconded to release the Pre-draft Standard to the public as a Draft Standard and hold a public comment period.

Discussion took place on the Motion:

- There was no discussion.

VOTE: The Motion carries with 9 in favor, 0 opposed, 0 abstained.

Public Participation

There were no comments or discussion.

New Business

There were no comments or discussion.

Action Items

GBI staff will correlate all ballot comments with comments received during the first public comment period and keep the Consensus Body for Existing Buildings updated on the public comment process.

MOTION: The motion was made, seconded, and carried unanimously to adjourn.

Meeting adjourned at 12:48 PM EST.