

Greenhouse Gas/Energy Conservation Team  
Green Building Subcommittee  
Meeting Minutes  
March 18, 2010 5:00-7:00 PM  
MRA Conference Room, 140 W. Pine St.

**Members:** John Freer, Chair, Ross Keogh and Sam Hall.

**Absent:** None

**Others in attendance:** Zandy Sievers, Chase Jones, Dave Gray, Don Garramone, Terry (SBC?), Megan (UM Student) and Jason Weiner.

**I. Call to Order:** The meeting was called to order at 5:00 PM

**II. Opening Comments and Introductions (15 Minutes)**

**III. Discussion of Available Existing Green Building Programs (30 Minutes)**

The attendees discussed applicable building codes standards to be used in the program. A number of criteria were put forward: Code Security, Independence and Neutrality, Ease of use and ease of implementation, and longevity. There was consensus that the ICC 700-2008 National Green Building Standard, developed by the NAHB and the International Codes Council will be the criteria to use to build upon. The National Green Building Standard is ANSI approved and has green practices that can be incorporated into new homes, including high rise multifamily buildings, home remodeling and additions, hotels and motels as well as the actual site development.

Click here for more information on the [ICC 700-2008 National Green Building Standard](http://www.iccsafe.org/Store/Pages/Product.aspx?id=9551X08) or visit <http://www.iccsafe.org/Store/Pages/Product.aspx?id=9551X08>

**IV. Discussion of Potential Incentives for Green Building (30 Minutes)**

The group discussed possible incentives to use. There were three clear distinctions in areas for incentives: New subdivisions, already platted by vacant lots, and existing construction. There was no discussion about implementing the program outside of residential.

Ideas for incentives:

- Reduced Impact Fees, such as for roads or subdivision fee
- Reduced Sewer connection Fees (this was identified by the group as a possibility)
- Utilizing grants or tax credits to create a monetary incentive
- Fast track permitting
- Density bonus
- Subsidy through USB Program
- Soft programs, marketing and education. Such as plaques.
- Just strong educational push
- Expedited Building Permits.

**V. Program Structure and Administration Ideas (30 Minutes)**

The team talked in general about what implementation would look like. The cost for a new building is very small, and primarily just the inspection fee. Older buildings have to be inspected before and then after remodel or retrofitting. An incentive in the \$800-\$1600 range would go a long way to get the tests done and building up to this code. The group considered having the Missoula Building Division do the inspection, but saw a potential conflict of interest.

It was also noted that NorthWestern Energy will be doing another round of green blocks, but that there will not be a standard used in evaluating the quality of retrofits.

Sewer fees were identified as a strong possibility.

**VI. Public Comment on items not listed on the agenda. (10 Minutes)**

NONE

**VII. Closing and Set next meeting (5 Minutes)**

The group adjourned and agreed to meet again on Thursday April 22, 2010.

Respectfully submitted,

*John Freer*

Subcommittee Chair

\*Copies of any handouts and referenced documents at this meeting are on file in the City Clerk's Office