

RESOLUTION NO. 248

FOR THE PURPOSE of authorizing the Town of Yacolt through the Regional Planning Council of Clark County to participate in the Washington State Energy Office's Model Conservation Standards Adoption Investigation Program.

WHEREAS, Section 4(a) (1) of the Pacific Northwest Electric Power Planning and Conservation Act of 1980 (hereinafter referred to as the "NORTHWEST POWER ACT"), established the Pacific Northwest Electric Power and Conservation Planning Council (hereinafter referred to as the "POWER PLANNING COUNCIL"), for the purpose of developing the Northwest Conservation and Electric Power Plan (hereinafter referred to as the "PLAN"); and

WHEREAS, the POWER PLANNING COUNCIL developed and included in the PLAN Model Conservation Standards to be applied to all new electrically heated residential and commercial buildings as directed under Section 4(f) (1) of the NORTHWEST POWER ACT; and

WHEREAS, it is the responsibility of city and county governments to adopt and enforce the Model Conservation Standards by January 1, 1986 as directed by the POWER PLANNING COUNCIL under Action Item 2.1 of the PLAN'S Two-Year Action Plan; and

WHEREAS, the POWER PLANNING COUNCIL, by unanimous vote, has recommended that the Administrator of the Bonneville Power Administration impose a rate surcharge on the Federal power purchased by a customer utility applied to that portion of its load used within a political subdivision which has failed to adopt and enforce the Model Conservation Standards by January 1, 1986 as authorized under Section 4(f) (2) of the NORTHWEST POWER ACT; and

WHEREAS, the Bonneville Power Administration is offering political subdivisions a unique opportunity to receive technical and financial assistance through its Code Adoption Demonstration Program to facilitate adoption and enforcement of the Model Conservation Standards prior to September 30, 1985; and

WHEREAS, adoption of the Model Conservation Standards or participation in the Code Adoption Demonstration Program should be considered only after a careful and reasonable analysis of the local implications of the Model Conservation Standards has been undertaken; and

WHEREAS, the Washington State Energy Office is offering financial assistance to political subdivisions through its Model Conservation Standards Adoption Investigation Program for the purpose of undertaking local analysis programs to assist communities considering adoption of the Model Conservation Standards; and

WHEREAS, participation in the Model Conservation Standards Adoption Investigation Program does not obligate a community to adopt the Model Conservation Standards; and

WHEREAS, participation in the Model Conservation Standards Adoption Investigation Program will provide invaluable data with respect to, but not limited to, liability issues, enforcement needs, economic feasibility and affordability to the consumer, technical assistance needs, and the possibility of impacts on buildings and/or their inhabitants; and

WHEREAS, the data base which results from participation in the Model Conservation Standards Adoption Investigation Program will support the Town of Yacolt in its decision to adopt the Model Conservation Standards or defer any further action until late 1985; and

WHEREAS, the Town of Yacolt is a member of the Regional Planning Council of Clark County; and

WHEREAS, it is among the purposes of the Regional Planning Council of Clark County to address issues of regional significance and provide technical assistance to its member agencies; and

WHEREAS, the actions taken by the POWER PLANNING COUNCIL, including development of the PLAN and the Model Conservation Standards, have been issues closely followed and responded to by the Regional Planning Council's planning staff.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Yacolt is authorized to participate in the Washington State Energy Office's Model Conservation Standards Adoption Investigation Program to be undertaken on behalf of Town by the Regional Planning Council of Clark County.

ADOPTED this 20 day of November, 1984.

ATTEST:

TOWN OF YACOLT

Jesse Christensen
Town Clerk

By: *Jim Worthington*
Jim Worthington
Mayor

Approved as to Form:

M.D. Hansen
Town Attorney

TW/mf21.6B25

MODEL CONSERVATION STANDARDS ADOPTION
INVESTIGATION PROGRAM FOR CLARK COUNTY

WORK PROGRAM

Discussion Draft

MODEL CONSERVATION STANDARDS ADOPTION
INVESTIGATION PROGRAM FOR CLARK COUNTY

WORK PROGRAM

The Model Conservation Standards Adoption Investigation Program for Clark County will be conducted in three separate phases: (1) Standards Review, Data Collection and Analysis, (2) Public Involvement, and (3) Consideration for Action as Deferred Action. These phases are arranged so that, upon their completion, each community will have progressed toward a decision to adopt the Model Conservation Standards or defer further action until late 1985.

It will be the responsibility of the Regional Planning Council to address each of the program's phases and their respective tasks. However, to ensure that each community's decision-making body is well-informed, staff of the Regional Planning Council, in cooperation with City and County staffs, will provide several informational briefings with respect to the program's findings and progress.

The legitimacy of the Adoption Investigation Program depends on the active participation of all groups that will be affected as a result of the Model Conservation Standards. The following work program contains provisions to allow for direct involvement by representatives of participating communities, private organizations and individuals of the shelter industry, local utilities, financial interests (lenders), and the general public (a list indicating the organizations and individuals that will be requested to participate in a program oversight capacity is provided on page 2). This group will be involved in each phase of the program.

The following is a description of the three phases, and their respective tasks, that will be addressed under the Adoption Investigation Program. A timeline for these work items is provided on page 7.

MODEL CONSERVATION STANDARDS ADOPTION
INVESTIGATION PROGRAM FOR CLARK COUNTY

PROGRAM OVERSITE COMMITTEE (Membership)

- Regional Planning Council
- Clark County Building Official
- City of Vancouver Building Official
- City of Camas
- City of Washougal
- City of Battle Ground Councilmember
- Town of Ridgefield Councilmember
- Town of Yacolt Councilmember
- Town of La Center Councilmember
- Clark County PUD
- Clark County Home Builders Association
- Vancouver Chamber of Commerce
- Southwest Washington Contractors Association
- Bank/Savings and Loan Representative
- Local Industry
- Local Builder
- Citizen at Large
- Citizen at Large

Phase 1 - Model Conservation Standards Review, Data Collection and Analysis

The eight tasks identified under Phase 1 represent the major portion of work to be completed during the Adoption Investigation Program (Phase 1 represents 50 percent of the program's work load). The following tasks are intended to address local issues related to adoption and enforcement of the Standards, and concerns of the shelter industry and general public.

Tasks 1.1 through 1.3 are primarily intended to address issues related to local adoption and enforcement of the Model Conservation Standards.

- Task 1.1 - Assessment of the Model Conservation Standards Language (Appendix "J" of the Northwest Power Plan

Task 1.1 is intended to closely review the Model Conservation Standards to identify areas of potential concern and to become familiar with the provisions of Appendix "J" (familiarity with the Standards will keep the program's tasks in focus). This task will also include a review of work being undertaken by the City of Seattle, and the Oregon chapter of the American Institute of Architects, to convert Appendix "J" into UBC format.

Task 1.1 represents approximately 20 percent of the workload under Phase 1.

- Task 1.2 - Review and Analysis of Potential Legal Issues Associated with Enforcement of the Model Conservation Standards

Legal issues associated with the Model Conservation Standards are currently being explored by the Washington Association of Cities' Municipal Research Center. Task 1.2 will be addressed by thoroughly reviewing the Association's findings, and by calling an existing legal staff to address issues of local

significance which are identified through Task 1.1

Approximately 10 percent of the workload under Phase 1 is represented under Task 1.2.

- Task 1.3 - Review Current Code Enforcement Capabilities and Assess Local Technical Assistance Needs

The purpose of Task 1.3 is to closely assess existing code enforcement capabilities of those jurisdictions participating in the Adoption Investigation Program. This task is also intended to identify current agreements for code enforcements, and to evaluate the need for technical assistance to ensure enforcement of the Model Conservation Standards.

Task 1.3 represents approximately 5 percent of the workload under Phase 1.

Tasks 1.4 through 1.6 are intended to address concerns of the shelter industry.

- Task 1.4 - Review and Analysis of the Power Planning Council's Incremental Cost Assumptions to Meet the Model Conservation Standards

A major concern expressed by members of the shelter industry is the incremental costs associated with building structures to meet the Standards. Task 1.4 is intended to review the Power Planning Council incremental cost assumptions and to compare these assumptions with local conditions. To the extent that information is available, information from the Residential Standards Demonstration Program will be reviewed as well. Cost data will be obtained from local suppliers to evaluate incremental costs within Clark County.

Task 1.4 represents approximately 15 percent of the workload under Phase 1.

- Task 1.5 - Assess Local Availability of Materials and Product Reliability

The local availability of weatherization products, windows, air to air heat exchanger, etc., is another concern expressed by the shelter industry. So, too, is the question of product reliability. Task 1.5 is intended to address each of these concerns through contact with local suppliers, and discussions with representatives of Canada's R-2000 program, the Washington State Energy Office, the Power Planning Council, and other reliable sources familiar with mechanical devices and products used in the design of Model Conservation Standards buildings.

This task represents approximately 10 percent of the workload under Phase 1.

- Task 1.6 - Assessment of Technical Assistance Needs of the Shelter Industry

Meeting the technical assistance needs of the shelter industry will be a necessary activity prior to enforcement of the Model Conservation Standards. Providing for technical assistance needs could have a positive effect with respect to local acceptance and compliance with the Standards. Task 1.5 is intended to identify what level of technical assistance will be needed to ensure that local members of the shelter industry have the capability to comply with the Standards. Completion of this work item will involve an assessment of local participation in the WSEO-sponsored energy efficient construction techniques workshops. Along with this assessment, a brief questionnaire will be developed and distributed to local builders, designers, architects, and other members of the shelter industry.

This task represents 5 percent of the work to be completed under Phase 1.

The following tasks are being included in the Adoption Investigation Program to address concerns of the community and homebuyer.

- Task 1.7 - Local Economic Feasibility of the Model Conservation Standards

The Northwest Power Act directed the Power Planning Council to develop model conservation standards that are economically feasible for consumers. Task 1.7 will involve an assessment of the Council's economic feasibility criteria. A local analysis of the Standard's economic feasibility will be conducted using the Council's assumptions. Variations in these assumptions will be used to determine the sensitivity of economic feasibility to changing conditions.

This task represents 10 percent of the workload under Phase 1.

- Task 1.8 - Potential Impacts/Benefits of the Model Conservation Standards

The Model Conservation Standards will result in a substantial reduction in electrical energy required for space heating. Through this task, data will be collected with respect to energy consumption in existing homes built to the State Energy Code and energy efficient homes built in Clark County. The information generated will provide an indication as to the actual energy savings that can be expected from homes built to the Model Conservation Standards. Task 1.8 is also intended to consider the effects of the Standards on indoor air quality, moisture build-up, affordability, life expectancy of the homes, and occupant lifestyle.

Task 1.8 represents approximately 25 percent of the workload under Phase 1.

Meeting to discuss the Model Conservation Standards
August 28, 1984
Chuck Collins, Washington Member
Northwest Power Planning Council

What about the surcharge? The surcharge is provided by law. If the Council recommends a surcharge - and the Council has already recommended a surcharge - by law it can't be more than 50 percent and, by law, it can't be less than 10 percent.

The question is asked, "What if we put in 75 percent of the Model Conservation Standards?" The answer is: the minimum surcharge in the law that's allowed is 10 percent. The 10 percent as a practical matter is going to apply, independent of what is done with respect to adopting a portion of the Code.

There was a fiction that circulated for about 6 to 7, maybe 12, months - that somehow, when push came to shove politically, the Council would back down and would not recommend a surcharge. There was a numerous number of utility executives who made that observation: ("Don't worry about the surcharge - the Council can't be serious; BPA can't be serious."). Well, let me tell you, we are serious, and everything I've heard from Peter Johnson (Administrator of BPA) indicates that he's serious. We think it is a tragedy if homeowners, other than the ones producing the added expense, pay for coal and thermal plants that we have to build because of the absence of the Model Conservation Standards.

As a practical matter, our duty is discharged once we've had those who are producing the requirements for extra power producing the extra money.

The existing rate payers and existing utilities that take action are even if the ones who don't take action are paying the extra charge. As a private citizen, I don't like that result very well, but some equity has been achieved.

Dec

Jan

Feb

Mar

Apr

Phase 1

Task

1.1

1.2

1.3

1.4

1.5

1.6

1.7

1.8

Phase 2

Phase 3

7