



City of Columbia, Missouri

Meeting Minutes

Building Construction Codes Commission

Thursday, March 17, 2022
4:00 PM

2021 IECC CODE REVIEW

Conference Room 1C -
City Hall - 701 E
Broadway

I. CALL TO ORDER

Drew Wallace-Energy Rater/BCCC Member
Jonathan Trunk-Architect/BCCC Alternate
JP Watson-Engineer/BCCC Member
John Neyens-Engineer/BCCC Alternate
Eric Hempel-Office of Sustainability Member
Ryan Kaufmann-Climate and Environment Commission Member
John Simon-Staff, City of Columbia
Meeting was called to order at 4:00 by John Simon.

II. OLD BUSINESS

III. NEW BUSINESS

1) Discussion of Residential and Commercial cost associated with the 2021 Code.

John Simon Presented data related to residential costs associated with the 2021 IECC as written. Costs were provided by R Anthony and Habitat for humanity based upon a 1400 sf dwelling. It appears the extra cost for this size dwelling will be in the neighborhood of \$10,000(Tis is on top of an approximate 20% increase in costs due to volatility, supply chain issues and inflation). As previously noted it is projected to decrease energy usage approximately 8%.

John Neyens explained the difficulty estimating commercial costs associated with the 2021 energy code changes as designers will approach the requirements in a multiplicity of ways. What is clear is the code has become more complicated and will require more scrutiny by designers and reviewers. The new certification and testing requirements will certainly add significant cost. At this time the 2021 ComCheck software is still not available. This software is relied upon to streamline design, compliance modeling and review. The expectation is this software will be available prior to enforcement of the new codes on October 1, 2022.

🕒 There was a general consensus among all present that, given the CAP adopted by the City of Columbia, the 2021 IECC would be adopted as written but the adoption of net-zero appendices should be postponed. Reasons to postpone net-zero requirements include;

- Size/cost of on-site power production facilities to meet net-zero requirements.
- Lack of methods to procure off-site renewable energy.
- Lack of Community Renewable Energy facilities to contract with.
- Complicated legal processes associated with Renewable Energy Purchase Contracts or leases requiring a duration of not less than 15 years.

2) Discuss Net-Zero appendices.

Knowing net-zero is the ultimate goal some discussion took place regarding a vision for getting there. Ideas included;

- Incentivizing on-site renewable power production
- Increasing opportunities for procurement
- Simplifying legal requirements for off-site energy purchases
- Increasing Community Renewable Energy facilities.

IV. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

V. NEXT MEETING DATE-IECC REVIEW HAS BEEN COMPLETED

VI. ADJOURNMENT

Adjourned at 5:20

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