

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 6:03 p.m. on July 18, 2023, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Philip Wassmer, Brian T. Whitley, Bob Bennett, Douglas Wylie, Stephen Melton and Michael Lee.

The following staff was also present:

Alexa Barton, City Administrator

Jeffery Rhodes, Assistant City Administrator

Dan Harper, Public Works Director

Stephen Lachky, Community Development Director

John Mautino, City Attorney

A. Receive information regarding 2021 International Energy Conservation Code and next steps for adoption as designated appendices to 2018 International Family of Building Codes

Community Development Director Stephen Lachky provided an overview of the discussion from the work session on May 2. Responses to questions submitted to staff at the work session were included in the presentation, attached as Exhibit A.

Discussion focused on the 2021 changes presented, adoption of the 2024 Code and how the changes affected the six-year cycle. Lachky said he learned that four government entities in the Kansas City region planned to wait for the 2024 update.

Will Ruder, representative of Homebuilders Association of Greater Kansas City, provided responses to the questions that were asked at the prior work session.

The following provided comments: George Schluter, chair of Homebuilders Association of Greater Kansas City task force; Mary English and Shawna Reed, Metropolitan Energy Center; Russ Groshans, owner of Casa Bella Construction; Brian Tebbenkamp, owner of Patriot Homes and Homebuilders of Greater Kansas City President; Jeff Julian, Don Julian Builders; Emily Wolf, Metropolitan Energy Center; and Tabb Reese, REMAX.

Discussion focused on residential that included apartments which were three stories or less above grade, researching neighboring cities, working with other cities for a regional approach to code adoption and a future work session that would be scheduled after speaking with staff about logistics.

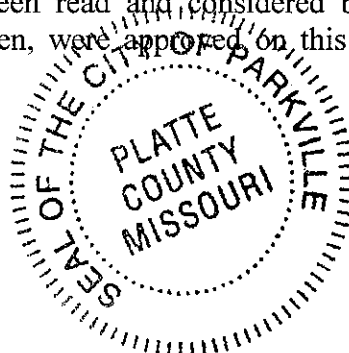
2. ADJOURN

The work session ended at 7:21 p.m.

The work session minutes for July 18, 2023, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the first day of August 2023.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney





Recap

- On May 2, 2023 the Board of Aldermen held a work session.
- Received information on the 2021 IECC regulations.
- Discussed current 2018 IBC and schedule for updating codes.

Questions to City staff

- **Is there a way to get a reputable third-party assessment of the additional costs for implementing the 2021 IECC?**
- Although there are few organizations who could do this work, even if we did obtain cost estimates from them it would be difficult to verify their accuracy — the reason-being is compliance with the 2021 IECC is performance-driven and there are many, multiple paths for doing so; thus, there will likely always be large discrepancies in the range when comparing a third-party's numbers to the KCHBA's or Energy Smart Institute's.

Questions to City staff

- **Besides just waiting for the 2024 update to the IBC, are any cities taking interim actions to promote energy efficiency?**
- The majority of communities in the Kansas City metropolitan area currently provide information, programs & resources to builders. The Mid-America Regional Council (MARC) recently issued a 2023 Call for Projects for their Carbon Reduction Program; and in addition to traditional roadway infrastructure project applications (e.g., bicycle lanes, pedestrian crosswalks, recreational trails, streetlight LED upgrades), the following project applications were submitted by local municipalities:
- City of Peculiar, Mo. – Providing alternative fuel infrastructure in the form of a double-electric vehicle (EV) charging station at their city hall for public use (\$10,000 project total)
- City of Grandview, Mo. – Purchasing alternative fuel vehicles to transition their current fleet of vehicles to 100% electric vehicles over time (\$100,000 project total).
- City of Roeland Park, Kan. – Purchasing an electric street sweeper for the removal of debris from City streets (\$620,000 project total).

Questions to City staff

- **Can we verify claims that builders are exiting KCMO because of 2021 IECC standards?**
- Because KCMO's Ordinance No. 220364 does not go into effect until July 1, 2023, we won't be able to verify this until quite some time, several months into the future.

Questions to City staff

- **How are we currently measuring our greenhouse gas (GHG) emissions?**
- While the City of Parkville is not currently measuring GHG emissions (nor has the equipment to measure this), professional planning consulting firms are able to conduct this work and provide estimates via numerous methodologies for the following categories — 1) transportation; 2) commercial; 3) residential; 4) industrial; and 5) waste. For example, a consultant may use the EMME transportation modeling or EPA MOVES 2014b modeling programs to project local carbon dioxide emissions from motor vehicles, research regular reports from regional landfills on the volume of solid waste received, or work with Spire Energy or Evergy to determine GHG emission associated with stationary energy use.

Questions to City staff

- **To whom outside the Board of Aldermen do we currently report GHG emissions or compliance with MARC strategy?**
- The City is not currently reporting GHG emissions for compliance with MARC strategy; rather, MARC tracks data in-house (e.g., tracking ground-level ozone readings [parts per billion] from monitors placed throughout the region) and gathers regional information from private consulting firms and federal sources.

Questions to City staff

- **What are the anticipated changes to the 2024 IECC and how do they compare to the 2021 IECC?**
- Although there are numerous International Code Council (ICC) committees — including oversight and standards development consensus committees — actively reviewing and evaluating code change proposals, City staff won't know this information until the 2024 IBC and IECC are published, which is anticipated to be August 31, 2023 at the earliest.

Questions to City staff

- **Does the Community Development Department intend to update its building codes every three years?**
- No, the City of Parkville, along with the majority of local communities in the Kansas City metropolitan area are on a six-year cycle for updating our building codes.

Questions to City staff

- **What is the anticipated gain for MARC's climate change strategy if we adopt the 2021 IECC rather than waiting until the 2024 IBC is released and adopting the 2024 IECC?**
- The *KC Regional Climate Action Plan* contains key focus areas/topics and policy recommendations for local governments in the region. For the focus area of Healthy & Resilient Homes and Buildings, a goal is to improve whole building performance and health for residential, commercial, institutional and industrial buildings via adopting 2021 IECC standards. The "anticipated gain" would be the energy-saving benefits from new construction buildings developed per the 2021 IECC standards; but as detailed in answers above and below, would be difficult to assess/track/measure without the assistance of a professional planning consulting firm.

Questions to City staff

- **If the 2021 IECC is adopted, how will the City of Parkville assess progress; and what data are we currently collecting and using to make this assessment?**
- The City currently tracks building permit statistics for new construction and tenant finish projects. We could track the number of developments/units constructed to 2021 IECC standard to compare against prior years; but without the assistance of a professional planning consultant firm, the assessment of progress would be difficult. The City could also track the number of new developments constructed after May 2, 2023 which is the date the Board of Aldermen adopted stream buffer protection, steep slope preservation, and tree cover preservation ordinances.

Questions to City staff

- **How many building permits currently in-process would need to be resubmitted if we adopt the 2021 IECC?**
- None, once an application for building permit is submitted, it falls under the regulations of the City's current building codes per the date submitted. For example, if the City adopts the 2021 IECC on July 18, 2023, then any permits submitted on July 18th or thereafter would need to meet the requirements of the 2021 IECC, not for any date prior.

Questions to City staff

- If the City adopts the 2021 IECC, do the provisions apply to residential construction only, or to commercial construction as well?
- The 2021 IECC applies to both residential AND commercial construction.

Questions to KCHBA

- KCHBA had prepared a two-page document titled, *2021 IECC Adoption Consumer Impact*, which provided a cost analysis of implementing the 2021 IECC vs. the City of Kansas City, Mo.'s current 2012 IECC.
- Can you itemize the \$18,137 expense called, "Frame wall Roc.i. to R10c.i. (2x4)," and explain why it's required by the IECC 2021?
- Representatives of KCHBA with technical expertise will address this question at July 18th work session.
- Can you explain the item, "Additional Energy Package: Ventilation, Gas House," and state why it required by the IECC 2021?
- Representatives of KCHBA with technical expertise will address this question at the July 18th work session.

Questions to KCHBA

- Why did your organization and the natural gas companies urge the passage of Missouri HB 580, which would have prohibited any Missouri jurisdiction from adopting the IECC 2021 and rolled back the ceiling insulation requirements to R38 (Same as the 2012 code, but less than the IECC 2018 requirement of R49)?
- Representatives of KCHBA with technical expertise will address this question at July 18th work session.

Questions to KCHBA

- Would your organization commit to supporting ordinances based on the IECC 2024, when published?
- Representatives of KCHBA will address this question at July 18th work session.

Questions to Metropolitan Energy Center and Energy Smart Institute

- **Can you provide itemized costs and energy savings for the projects built according to IECC 2021 for which you have done consulting?**
- See Attachment 10.H – Public Comment letter provided by Sharla Riead (Energy Smart Institute) for a breakdown of costs and energy savings for local projects. Additionally, Mary English (Metropolitan Energy Center) references the cost analysis for the State of Missouri conducted by the U.S. Department of Energy (see Attachment 5).

Questions to Metropolitan Energy Center and Energy Smart Institute

- **Would any of the contractors you've worked with testify about the details of their project?**
- Both Sharla Riead (Energy Smart Institute) and Mary English (Metropolitan Energy Center) tried to find a general contractor / builder willing to testify on behalf of the City's request; however, after talking with multiple individuals, the contractors/builders preferred their conversation with Sharla and Mary remain confidential, as they don't want to be "on the record" as testifying in direct challenge with KCHBA. Furthermore, the energy raters that work in the field locally also don't want to go on the record because they rely on KCHBA's contractor membership as their client base. And because energy raters are paid directly by home builders, they [energy raters] don't want to put their business on the line by speaking out in a public forum.

