

BOMA FL – Building Code Questions relative to Energy

October 2, 2008

Notes to: Jeffery Gross, Michael Biddle & Ken for the October Building Code Meeting

Re: Discussion on the Energy TAC and the requirement to increase the energy efficiency by 15% of new construction over the proposed 2007 Energy Building Code.

1. Suggestion that the current 30% valuation be based on the higher of either the appraised amount per the tax records or replacement cost utilizing the Means Book of Replacement estimates.
2. Present the following example and obtain answers to the questions.

Example: During the first 8 months of a 12 month period, an owner of an existing office building has installed a new roof, replaced a few windows and has completed some alterations for a new tenant. The total cost of such is under 30% of the replacement/appraisal cost of the building. In the 9th month of the 12 month period, the owner/BOMA member/property manager has an additional 7,000 sq. ft. which requires a permit for a few alterations in the existing space. This 7,000 sq. ft. alteration to existing space places them over the 30% replacement/appraisal cost of the building:

1. Does the property manager/building owner have to obtain energy calculations for the 7,000 sq. ft. permit?
2. For this 7,000 sq. ft. alteration, does the property manager/building owner have to obtain a 15% reduction over the 2007 Energy cost for the entire building?
3. Does the property manager/building owner have to achieve 15% reduction over the 2007 Energy cost just for that space?
 1. If this 15% requirement is just for this space and the lighting had already been modified, how would one obtain the required energy efficiency reduction for the overall space?