

DRAFT Meeting Minutes
Buildings Committee
May 26, 2021

Present: Jim Cohen, Committee Chair, Ed James, Charlotte Lake, Debbie McKinley, Richard Menis, Joe Ralbovsky, Elizabeth Shepard, Steve Skolnik; George Bachman, GHI Staff Liaison

1. Meeting minutes from April 28th were approved.
- 2. Board Liaison Reports**
 - a) The Permits Task force has formed, with **Michael C???** as the chair. They are meeting on June 1.
 - b) The Storm Water Management Task Force has been meeting and discussing remediation options for 33 Court of Ridge.
 - c) Elizabeth informed Debbie that the ARC heard an exception request for 35-G Ridge to build a deck and screened porch over a buried storm main. It would be useful to have someone from the Storm Water Task Force able to speak when this issue comes to the Board of Directors.
- 3. Staff Reports**
 - a) George would like to have the Buildings Committee give a final review to things before he puts them on the agenda for the Board of Directors. Jim Cohen will be the person to review and approve, rather than waiting for feedback from everyone on the Buildings Committee.
- 4. HIP Post Mortem Survey**
 - a) Joe Wiehagen has submitted his final report on the Homes Improvement Program.
 - b) The Board asked the Communications Committee to take over the editing and distribution of the survey and then the compilation of the results. But the Communications Committee has declined this task because they don't have the resources to take on this task at the moment.
 - c) The Buildings Committee can clean up the survey, but then needs to figure out how to get it distributed to members.
 - d) There are rumors that Stefan Brodd is discussing with Eldon Ralph regarding this survey. Jim Cohen is to talk to Stefan and offer to have the Buildings Committee take over.
- 5. Garage Electrification Pilot**
 - a) The Sustainability Subcommittee (with input from the Member Outreach Committee) has put together a survey to be distributed to everyone who rents a garage unit to see if they are interested in having electricity, and possibly EV charging stations, in the garages.
 - b) Jim Cohen is to verify with Stefan Brodd that this survey is being sent out as is, or if it can be tweaked.
 - c) This pilot program is not including garages attached to units, even though these garages are technically rented as well.
 - d) There is no intention to get GHI involved in 'selling' electricity. Electric use would be billed directly by Pepco, at their standard residential rates.

6. Plumbing System Upgrades Pilot Program

- a) In the process of developing a Pilot Program, akin to the HIP pilot program, to test out replacement or repair options and figure out what is actually involved.
- b) Frame units had the supplies lines replaced in the late 1970s with copper supply lines. The waste lines have not been upgraded from the original galvanized steel.
- c) Masonry Units (brick and block) need to have both supply and waste lines replaced or repaired.
- d) George is to have one of the GHI plumbers sketch up 'typical' plumbing riser diagrams for each unit type. Elizabeth will draft up the diagrams to provide a visual aide in discussing the more technical aspects of this scope of work.
- e) The Buildings Committee is strongly opposed to letting members "opt out" of these upgrades, but we will not discuss this issue until after the Pilot Program to minimize the spread of un-informed gossip and panic.
- f) Need to agree on replacement and/or repair options we want to test in the Pilot Program. For supply lines, the options on the table are:
 - a. Epoxy spray to line existing pipe
 - b. Replacing existing pipes with flexible (PEX) piping
 - c. Replacing existing pipes with traditional copper pipes
 - d. Spray and harden in place' around piping.**For waste lines, the options are:
 - a. Epoxy spray to line existing pipes
 - b. Epoxy balloon liner in existing pipes
 - c. Form and Fold insert to line existing pipes
 - d. Replace with PVC
- g) Need to decide if GHI can run this pilot program with Staff expertise, or if an outside Project Manager, like HIRL, will be needed.
- h) Charlotte has spoken to a plumbing expert who recommends using PEX A, not PEX B.
- i) Rumors are out there about grants available through the Federal Infrastructure Bill....
- j) Will a county and/or city permit be required for this work? It would be best to find out sooner rather than later.
- k) It would be useful to have an accurate idea of how many units have already had all the supply and waste lines replaced during renovations. Hard to rely on Members to report this info accurately, and GHI records are unfortunately incomplete.

7. Heat Pump Hot Water Heaters

- a) Under the current pilot program, 11 have been installed in masonry units to test the technology and energy usage. While it has not been a year yet, the energy savings seem significant.
- b) With current rebates, the cost of purchasing and installing a heat pump hot water heater is equivalent to purchasing and installing a regular electric hot water heater.
- c) The rebates are available through 2023
- d) Currently hot water heaters are only replaced when they fail, but this is due to limited Staff time. Typically they are replaced every 15-18 years.
- e) George will figure out the anticipated number of hot water heaters to be replaced in the next 3 years in Masonry homes.

Motion: The Buildings Committee recommends to the Board of Directors that GHI adopt the heat pump water heater as the standard for replacing hot water heaters in Masonry Units

Moved: Steve Skolnik

Seconded: Erin Bilyeu

Carried: 8-0-0

- f) To use the heat pump hot water heaters in Frame units, there needs to be a pilot program to test their usage since the units would be within the living space, not in the crawl space like in masonry homes:
- a. Do they fit under the stairs?
 - b. How can these units be vented and how is condensate line to drain?
 - c. Is the noise objectionable?
 - d. Do they save electricity?

Motion: The Buildings committee recommends to the Board of Directors that a Pilot Program be started to test the installation and use of Heat Pump Hot Water Heaters in Frame Homes.

Moved: Steve Skolnik

Seconded: Erin Bilyeu

Carried: 8-0-0

8. Court and Row Electric Vehicle Charging Stations

- a) Joe Ralbovsky has put together a coop-wide map of where it would make sense to add EV charging stations to parking areas.
- b) He suggests prioritizing locations with visitor parking spots, but without rental garages.
- c) He has also put together a survey to gather data on interest in having EV stations added throughout the community.
- d) This would be a program to install Level 2 charging stations available to anyone in the coop, using the current rebate programs to cover some of the installation costs.

Motion: The Buildings Committee recommends to the Board of Directors that a link to the electronic survey regarding EV charging stations be included in the next eight weeks of the GHI E-News Letter.

Moved: Joe Ralbovsky

Seconded: Steve Skolnik

Carried: 8-0-0

Meeting adjourned at 9 pm.

Next meeting is Wednesday, June 23.