

## Oregon BEST

### Green Building Working Meeting – 2/17/09

#### Performance Assessment – Barrier Inventory

**What are the key barriers to widespread adoption of building performance assessment that could be addressed through University research?**

- Education at all levels. Architects in schools – excellent vehicle for the next generation
- Demonstrated health/productivity benefits. Operations to achieve predicted performance
- Standard, simple measurement protocol. A standard to compare to one goal for performance nationwide
- Understanding and quantifying the different energy modeling programs and integrating them to natively use the ORSC and OSSC requirements. Currently the available software does not fully report true usage and further assessment and enhancement would be beneficial
- Measure what matters. The more that people get good and easy to understand feedback on things that they can control or modify, the higher the likelihood that they will change behavior and look to more efficient solutions – even in areas other than those originally tracked. Perhaps opportunities for increased collaboration with for profit manufacturers who are putting items out there for building integration may not do what we need. A “green” product or building must be at least equally performing to its toxic/conventional counterpart to ever be considered as a solution. Also, with respect to measurements, consider where you stop measuring something
- Information overload. How to access the result of research and studies readily. There is too much going on - impossible to keep track of it all. Economic cycles – current recession has lowered the priority of carbon reduction and environmental improvements. How to make this work stable in an unstable economy?
- Benchmarking green building performance, energy, carbon dioxide, productivity, health, etc.
- Address safety issues related to green construction
- Easy, complete information gathering and analysis of all building energy information and management – both load and generation
- Not knowing what to measure and what to optimize
- A standard protocol for building monitoring and system management
- Modeling and accelerated aging tests. Difficult to model long-term performance, based on short-term test data
- Steve Straus presentation highlighted the problems – personal and institutional responsibility
- Inconsistent metrics. Turnkey whole building monitoring systems that benefit bottom line potential to connect to carbon reporting and reduce administration costs if meeting caps in the future

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- Answering what or how assessment needs to be applied (what tests and what performance levels)
- More facility assessment studies to understand how buildings actually perform
- Measurement tools for the various facets of building that have a set of common denominators. O & M (the primary influencing variables on agreed upon sustainability measures)
- Cost. Qualified personnel to execute programs. Standardization
- Certification/testing. Collaborate with EA (e.g.). Residential commissioning
- Costs of equipment. Proper in depth guidance and training for testers. Incentives for homeowners to have assessments done. Developing industry to have capacity to react to the assessments' findings successfully