

JSR Adaptive Energy Solutions LLC



9.27.2018

From: John Rodenhizer

6 Pilgrim Road, South Hamilton, MA 01982

To: EEAC

Re: EEAC 2019-2021 Three Year Plan Revision, Suggestions for Low Rise Incentive Structure

Hello, and good afternoon!

My name is John Rodenhizer, a Principal at JSR Adaptive Energy Solutions LLC. I am a Certified Passive House Consultant, PHIUS+ Rater, PHIUS Certified Multi-family Verifier, PHIUS Certified Builder, Licensed Construction Supervisor, and Rater for the Mass Save New Homes Program. I am also a Board member of PH Massachusetts. My colleagues before you today are all experts in the discipline of PH. We have all worked on a wide array of buildings in our state and beyond. One thing on which we all agree is that PH *delivers*.

I have had the privilege to rate and certify 3 Passive homes and currently have 2 others well underway. I have had the pleasure of sitting down in a Passive house on a mid-January day with temperatures hovering in the low teens and the heating system shut down because the sun was out and provided all the heating the 2400sf house required! Working in the ever-growing PH community has been the most fulfilling work of my professional career. I have seen several well-intentioned programs rolled out by the JMC, but none of them reach the energy savings and comfort of a PH. Their metrics actually favor larger homes and buildings that use fossil fuel over smaller efficient buildings set up to use renewable energy. As a practitioner this does not make sense unless you sell natural gas. If we are to reverse engineer climate change and switch from fossil fuel to renewable energy our built environment must change! The state has planted the goal post that by 2050 Massachusetts will be using 100% renewable energy. That means roughly **10 more three-year plans!** For this to happen there must be a priority shift beginning with our choice of fuels. New gas lines are not the answer; an improved electric grid on renewable energy is the foundation on which all of our structured programs should be based. Facilitating the use of renewable energy for energy sipping buildings such as PH buildings in our commercial and residential sectors is needed.

In my years working in the MassSave program we have aspired to be the most energy efficient state in the nation. And we succeeded. This was achieved through growing an energy efficient



industry from the redistribution of fees associated with the energy bills of the millions of Massachusetts rate payers. Program managers are seeking new ways to ring out more savings as stated in previous drafts of the 3-year plan: “they are finding it to be a more of a challenge”. We are finally at the cross roads and it is time to transform our industry. There is no better building method on the planet than Passive House. Europe has embraced this and started their transformation years ago. If we are to achieve our state energy reduction goals, the key will be to limit the construction of bad buildings, educate the public and teach the trades to build healthy, comfortable, resilient and durable buildings that will take us into the future.

Program incentives need to be revised to favor choices that align with the transition to cleaner energy. It is time to phase out the incentives of fossil fuel and reward the projects that align with the state’s goals.

Yes, PH costs slightly more to build and requires trained professionals to meet certification requirements, but doubling the energy savings and reducing carbon emissions are a short term investment for such a long term goal. 10 three-year plans from now what will we say in hindsight? We need your help today to recognize the current imbalance and to incentivize the shift towards our renewable energy future. It must begin in this 3-year plan.

The current structure is this:

Low Rise Blended Savings Incentive Structure

Single Family BSA Incentive Calculation	
A	Electric Savings * \$0.35 / kWh
B	Fuel Savings * \$35 / MMBtu
C	Percent Savings * \$3,000
Participant Incentive	A +B +C
Rater Incentive	\$350

Multifamily BSA Incentive Calculation	
A	Electric Savings * \$0.35 / kWh
B	Fuel Savings * \$35 / MMBtu
C	Percent Savings * \$2,000
Participant Incentive	A +B +C
Rater Incentive	\$100

The low-rise incentive should be increased for PH certification. (This does not pertain to the multi-family high-rise plan which others will present today.)



Low Rise Blended Savings Incentive Structure

Single Family BSA Incentive Calculation	
A	Electric Savings * \$0.35 / kWh
B	Fuel Savings * \$35 / MMBtu
C	Percent Savings * \$3,000
Participant Incentive	A + B + C +PH Adder \$4000/unit A + B + C + PH adder
Rater Incentive	\$350 \$1500/unit

Multifamily BSA Incentive Calculation	
A	Electric Savings * \$0.35 / kWh
B	Fuel Savings * \$35 / MMBtu
C	Percent Savings * \$2,000
Participant Incentive	A + B + C +PH Adder \$4000/unit A + B + C + PH adder
Rater Incentive	\$100 \$350/unit

+ CPHC/ Modeling/PH filing fee \$8000.00
\$4000.00/unit

These are exciting times! Massachusetts is a leader in this country and it is time to move in this direction to meet our goals. I share the belief with many others that PH is the best building philosophy and practice to implement in beginning this transition.

Thank you very much for your interest and consideration.

John S. Rodenhizer

[CPHC /PHIUS Certified Builder/PHIUS+Rater/Certified PHIUS+Verifier](#)



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