

Q&A Report:

Virtual Citizen Participation Meeting - The World's First Living Building & Passive Multi-family

Report Generated: 05/08/2020 05:43 AM EDT

Webinar ID	Date/Time	Duration:	# Registered	# Attended	Questions Asked (#)	Questions Answered (#)
638-098-099	05/07/2020 03:30 PM EDT	2 hours 52 minutes	82	79	26	22

Q&A

Last Name	First Name	Email Address	Question # (Per Person)	Question Asked Date/Time	Question Asked	Answer Given	Answerer	Join Time - Leave Time (Time In Session)	Time In Session
Baier	Mary Ann	maturtle@gmail.com	1	06:07:09 PM EDT	is it worth it to replace bathroom vents with erv?	Yes, but you have to re-duct usually. Ducts are 4", can be placed within walls.	Doug Selby	05/07/2020 04:34 PM EDT - 05/07/2020 06:21 PM EDT (1 hour 48 minutes)	1 hour 48 minutes
Beardsley	Peter	wp_beardsley@yahoo.com	1	05:40:15 PM EDT	Do you think multi-family dwellings have a bigger future in Ann Arbor's residential areas? This is to address affordability.	Yes, the city seems to want greater population growth somehow without having everyone have to drive into the city, which is already a problem.	Doug Selby	05/07/2020 04:09 PM EDT - 05/07/2020 05:56 PM EDT (1 hour 47 minutes)	1 hour 47 minutes
Convissor	Kate	kconvissor@yahoo.com	1	05:00:13 PM EDT	what are you defining as renewable energy?	Solar and Wind, geothermal to some extent	Susan Christian	05/07/2020 04:15 PM EDT - 05/07/2020 05:51 PM EDT (1 hour 36 minutes)	1 hour 36 minutes
Convissor	Kate	kconvissor@yahoo.com	2	05:01:09 PM EDT	what are the environmental problems with concrete as a building material?	Good Question. Not a simple answer though. We will answer that one offline if that's okay with you.	Susan Christian	05/07/2020 04:15 PM EDT - 05/07/2020 05:51 PM EDT (1 hour 36 minutes)	1 hour 36 minutes
Convissor	Kate	kconvissor@yahoo.com	3	05:08:22 PM EDT	??	How did you do that?!	Little Brett	05/07/2020 04:15 PM EDT - 05/07/2020 05:51 PM EDT (1 hour 36 minutes)	1 hour 36 minutes
Crockett	Jeff	jeffcrockett8@gmail.com	1	05:39:49 PM EDT	Amazing! Your presentation deserves a much wider audience. How can we share this presentation with others?	We'll email it to you	Susan Christian	05/07/2020 04:26 PM EDT - 05/07/2020 06:20 PM EDT (1 hour 55 minutes)	1 hour 55 minutes
Crockett	Jeff	jeffcrockett8@gmail.com	2	05:42:29 PM EDT	I would have said something but my mike is muted.			05/07/2020 04:26 PM EDT - 05/07/2020 06:20 PM EDT (1 hour 55 minutes)	1 hour 55 minutes
Crunk	Patrick	pcrunk15@gmail.com	1	06:17:12 PM EDT	Will the battery storage be an exterior battery bank or interior? Does the storage area require fire suppression if interior? What is the life expectancy of the batteries to be used?	Interior. The building will likely require fire suppression anyway	Doug Selby	05/07/2020 04:16 PM EDT - 05/07/2020 06:21 PM EDT (2 hours 6 minutes)	2 hours 6 minutes
Dye	David	dfdarchitecture@gmail.com	1	05:43:50 PM EDT	What needs to be the R Value for the Insulation on the outside of a 2 x 6 Wall? If the insulation in the cavity is R = 19, does the insulation on the outside of the wall need to be an R=10 to avoid problems of condensation? Thank you..	Interesting case study here. Given the density of occupants, we can get away with 2.5" of exterior rigid insulation, a rigid insulation on the outside of the wall need standard product. This defeats the condensation problem, you are correct at about R-10 (actually R-R 3)	Doug Selby	05/07/2020 04:30 PM EDT - 05/07/2020 06:21 PM EDT (1 hour 52 minutes)	1 hour 52 minutes
Dye	David	dfdarchitecture@gmail.com	2	05:59:45 PM EDT				05/07/2020 04:30 PM EDT - 05/07/2020 06:21 PM EDT (1 hour 52 minutes)	1 hour 52 minutes
Faust	Dan	DFaust2@gmail.com	1	05:44:04 PM EDT	Are there any plans to include charging for the covered parking? Renters often limited in the ability to charge electric vehicles.	Yes, 2 spots with chargers, and all spots are EV-Ready	Doug Selby	05/07/2020 04:29 PM EDT - 05/07/2020 06:02 PM EDT (1 hour 34 minutes)	1 hour 34 minutes
Hwang	Roland	hwangr@umich.edu	1	05:44:43 PM EDT	Is there a lot of resistance to these ideas from historical commissions, and what can we do?	That's a big subject, but I would say there is a balance to be struck. They do not have to be mutually exclusive.	Doug Selby	05/07/2020 04:34 PM EDT - 05/07/2020 06:21 PM EDT (1 hour 48 minutes)	1 hour 48 minutes
Hwang	Roland	hwangr@umich.edu	2	06:10:01 PM EDT	Is there a list of timespans for return investment for modifications item by item?	Very specific to each project.	Doug Selby	05/07/2020 04:34 PM EDT - 05/07/2020 06:21 PM EDT (1 hour 48 minutes)	1 hour 48 minutes
Hwang	Roland	hwangr@umich.edu	3	06:13:57 PM EDT	Thank you.			05/07/2020 04:34 PM EDT - 05/07/2020 06:21 PM EDT (1 hour 48 minutes)	1 hour 48 minutes
Kazak	Brian	brian@landformsinc.com	1	06:21:07 PM EDT	Thanks Doug. We definitely learned a lot. What a great project. Can't wait to see it get started.			05/07/2020 04:32 PM EDT - 05/07/2020 06:21 PM EDT (1 hour 50 minutes)	1 hour 50 minutes
Kritzmacher	Charlie	ckritzmacher@gmail.com	1	05:39:28 PM EDT	Hi Doug, what's your take on tiny houses?	Love 'em. Very easy to make Net-Zero.	Doug Selby	05/07/2020 04:48 PM EDT - 05/07/2020 06:16 PM EDT (1 hour 28 minutes)	1 hour 28 minutes
McCoy	Ember	ember.mccoy@gmail.com	1	05:54:05 PM EDT	Thanks for this presentation and work! You spoke a little about payback costs for landlords, but as a longtime renter in Arbor, I'm wondering how you see the cost of these units compare to other units in the area? I worry about how these much need environmental improvements will impact (already awful) housing affordability in the city.	You I don't think having a net-zero building will increase the rental rates beyond market value. In fact, supply and demand will take care of that. I doubt that renters entering these units would pay a lot extra for the area?	Doug Selby	05/07/2020 04:43 PM EDT - 05/07/2020 06:21 PM EDT (1 hour 39 minutes)	1 hour 39 minutes
McGuire	Zach	zvmcguire@gmail.com	1	05:42:39 PM EDT	can you talk about the landscape and how designed to be regenerative?	Planting native species, encouraging native pollinators and bird species, building soil	Doug Selby	05/07/2020 04:39 PM EDT - 05/07/2020 05:54 PM EDT (1 hour 15 minutes)	1 hour 15 minutes
McGuire	Zach	zvmcguire@gmail.com	2	05:45:55 PM EDT	How is the structure designed to invite or other low emission mobility?	Every bedroom has a bike parking space. It's directly on a bus line.	Doug Selby	05/07/2020 04:39 PM EDT - 05/07/2020 05:54 PM EDT (1 hour 15 minutes)	1 hour 15 minutes
Ritter	Julie	ritter.julie@gmail.com	1	05:37:52 PM EDT	Thank you Doug!			05/07/2020 04:37 PM EDT - 05/07/2020 05:56 PM EDT (1 hour 19 minutes)	1 hour 19 minutes
Rogers	Ginny	ginny.rogers@gmail.com	1	05:39:08 PM EDT	That was so inspiring! Thank you! Regarding the project on Division, how what will you do to rebuild the structure?	Unfortunately, the current building is in very poor shape. We'll save what we can, but it's a ground-up build.	Doug Selby	05/07/2020 04:28 PM EDT - 05/07/2020 06:13 PM EDT (1 hour 45 minutes)	1 hour 45 minutes
Rogers	Ginny	ginny.rogers@gmail.com	2	05:43:23 PM EDT	Also, what steps are still required before project can begin and are there places where advocacy is needed?	Lots of requirements to get through planning, so we're a year out from starting most likely. Advocacy for green energy is always needed. Also for incentivizing this type of building. Developers will build this way if there is something in it for them.	Doug Selby	05/07/2020 04:28 PM EDT - 05/07/2020 06:13 PM EDT (1 hour 45 minutes)	1 hour 45 minutes
Roth	Julie	juliekayeroth111@gmail.com	1	05:10:25 PM EDT	How can we get Michigan to adopt energy standards now? Who decides?	Great question! We can address during the Q & A. Yes! We need more people to get involved. Here is a contact Keith Lambert, Bureau of Construction Codes, Director Department of Licensing and Regulatory Affairs 1st Floor Ottawa Building 611 W. Ottawa Street Lansing, Michigan. 48933 lambertk@michigan.gov	Susan Christian, Little Brett	05/07/2020 04:28 PM EDT - 05/07/2020 06:21 PM EDT (1 hour 53 minutes)	1 hour 53 minutes

Roth	Julie	juliekayeroth111@gmail.com	2	05:30:46 PM EDT	Regarding ^^ - I assume one person does not decide on the building code moving forward?	Correct but please reach out to the state and tell them you want a voice.	Little Brett	05/07/2020 04:28 PM EDT - 05/07/2020 06:21 PM EDT (1 hour 53 minutes)	1 hour 53 minutes	53
Roth	Julie	juliekayeroth111@gmail.com	3	05:49:10 PM EDT	Any ideas on how we incentivize landlords to retro-fit to electrification?	Tax abatements, faster permit approvals, less red tape, other financial incentives	Doug Selby	05/07/2020 04:28 PM EDT - 05/07/2020 06:21 PM EDT (1 hour 53 minutes)	1 hour 53 minutes	53
Straile	Chris	chris@greenrater.com	1	04:33:43 PM EDT	Where is DTE located?	SE MI	Little Brett	05/07/2020 04:31 PM EDT - 05/07/2020 06:21 PM EDT (1 hour 51 minutes)	1 hour 51 minutes	51

Virtual Citizen Participation Meeting - The World's First Living Building & Passive

Survey Report: Multi-family

Report Generated: 05/09/2020 05:43 AM EDT
 Webinar ID: 638-098-099 Actual Start Date/Time: 05/07/2020 03:30 PM EDT Duration: 2 hours 52 minutes
 Survey Name: CEU & How did we do webinar survey

Submitted Date/Time	What is your main profession?	If you said "other" what is it?	Did you learn more about the topic today?	Rate the instructor on presenting this topic	Tell us 1 thing new you learned	Any other topics you want to see covered?	Any other comments about this session?
05/07/2020 07:39 PM EDT	Architect or Designer		5	5	Various opportunities through an all-electric methodology of achieving net-zero housing.	Further opportunities in multi-family housing of twelve(12) to twenty-four units buildings)	
05/07/2020 05:33 PM EDT	Other	appliance sales	5	5	I did not know that the office at meadowlark was one of the most efficient office spaces 12.2% very impressive	More passive houses. It would be great if you can get some courses approved by PHILUS for continuing education credits.	Excellent coverage of material. Presenter was very knowledgeable and well-spoken.
05/07/2020 06:25 PM EDT	Architect or Designer		5	5	Passive house is a critical practice when attempting to achieve a Living Building.	More info on the financials of such projects would be appropriate. I know Doug and as the webinar showed, he's committed to continuing education credits.	Great job! Really enjoyed the presentation.
05/07/2020 06:17 PM EDT	Engineer		5	5	I appreciated learning about thermal bridges via the wood in wooden structures.	More details on cost.	
05/07/2020 08:30 PM EDT	Other	Retired from industry; City of Ann Arbor Energy and Environmental Commissioner.	4	5	The inverted triangle was new to me: lose less, use less, use sustainability. Unfortunately, most building renewable energy. It's a nice, simple graphic to explain how owners and developers are motivated primarily to get to zero energy.	by the financial rewards.	
05/07/2020 09:05 PM EDT	Contractor		5	5	Learning about the R Value of the wood and the ratio of the windows to wall was helpful.		
05/07/2020 06:09 PM EDT	Architect or Designer		4	4	About the specific project that Doug will be building being both Passive, Historic, and LBC...quite remarkable.	More like this are always welcome.	I'd appreciate a bit more of a nuts and bolts discussion around the execution of the project.
05/07/2020 05:55 PM EDT	Consultant		3	4	Changes need to happen at federal level for developers to get incentives to build right.	landscape design	
05/07/2020 06:22 PM EDT	Architect or Designer		5	5	zero energy ready		
05/07/2020 07:16 PM EDT	Other	Staff scientist	5	5	The living building challenge.	Business case and financial models.	Very well done. Looking forward to sharing this to a wide audience.
05/07/2020 06:22 PM EDT	Other	Retired Educator	5	5	The piece of equipment that exchanges interior air. First time seeing discussion of North American indigenous people's dwellings in a passive house context, thought that was great to really see us going back to the first principles as developed in our specific geographic location rather than borrowed from elsewhere.		
05/07/2020 06:21 PM EDT	Other	Researcher	4	3	Hurdles required to build in this manner.	Repurposing of structural materials	A bit much on the covid virus.
05/07/2020 05:03 PM EDT	Engineer		4	3			Very helpful. Thank you for giving your knowledge and time.
05/07/2020 06:39 PM EDT	Other	Appraiser	5	5	I learned that air heat pumps may be a viable option. Planning for the 7th generation, living building, the power of finance and what a great opportunity the project is for the city of Ann Arbor and the world.	Anything related to green design.	
05/07/2020 06:25 PM EDT	Contractor		5	5	All - Electric Homes can greatly improve efficiency		Great Job
05/07/2020 06:25 PM EDT	Architect or Designer		5	5	Think & blue foam made with HFCa1		This was a fascinating and inspiring session.
05/07/2020 06:20 PM EDT	Other	Computer programmer	5	5	How to get a house to be net zero carbon		
05/08/2020 12:23 AM EDT	Other	attorney	5	5		This focused primarily on new construction. Many people like myself have lived in our homes for 25+ years and we want to make them all electric and as efficient as possible.	
05/07/2020 06:27 PM EDT	Other	Homeowner interested in making my home an all electric home and complying with Ann Arbor's 2030 Zero goals.	5	5	Condensing clothes dryers		Doug has a solid, hopeful and enthusiastic vision of the future!
05/07/2020 06:25 PM EDT	Other	Reporter	5	5	Energy recovery ventilator (ERV)		
05/07/2020 06:26 PM EDT	Other	apartment houses	5	5	New technology for heating/cooling/air-conditioning. New standards. I can be done.		I had a hard time joining the webinar.
05/07/2020 06:24 PM EDT	Architect or Designer	Reporter, own, manage and retrofit older apartment houses	5	3	Alternatives in appliances	No	It was good
05/07/2020 06:02 PM EDT	Architect or Designer		5	5	Passive House and Living Building = a perfect marriage	Developing Owner Project Requirements, an outline on the process and considerations	Great Session. Thank you
05/07/2020 06:23 PM EDT	Consultant		4	5	humidification management		I think this should be distributed to builders and building orgs and stakeholders all around the state and country.
05/07/2020 06:24 PM EDT	Other	municipal government	4	4	details about paneled construction		
05/07/2020 06:23 PM EDT	Consultant		5	5	All electric home, building codes and trend		case study of converting to all electric home, costs and benefits
05/07/2020 08:28 PM EDT	Consultant		3	4	Condensation potential ratio		
05/07/2020 07:52 PM EDT	Other		5	5	Framing techniques and impact to energy; that wood is a conductor of heat loss; 3 panel windows & how Europe is cleaning our clock w window innovation.	Steps homeowners can take - from big to small - to reduce energy.	It was very well presented - specific, objective information presented in a factual and methodical way. Easy to follow the flow. Nice to see to this awful virus and why impacts are much broader than might be assumed. I left early because it was too slow getting to the purpose of the presentation.
05/07/2020 04:48 PM EDT	Other	software developer					

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