



Sustainable Development Roundtable

# Impact of 2009 Energy Code on Development in Washington State

Wednesday, May 23rd  
7:30am – 9:00am

## DCI Engineers

818 Stewart Street, 2nd Floor Conference Room  
Seattle, WA 98101

As the local market is gaining steam, we are starting to see new projects built to comply with the 2009 WA State Energy Code (WSEC) and 2009 Seattle Energy Code (SEC). These codes incorporated a number of new measures to help reduce energy used in buildings. They are changing the way we build.

Just as developers, architects and engineers are getting comfortable with these 2009 codes, we're preparing to look to July 2013 – when the new 2012 WSEC goes into effect.

Please join us for a discussion where we will examine the impacts of the 2009 and the anticipated impacts of the new 2012 energy code requirements on the many aspects of development. How have these code requirements changed the design, the construction and the bottom-line? What have been the unintended consequences of the new requirements?

### Panelists include:

#### Duane Jonlin, City of Seattle, DPD

Since January, Duane Jonlin has been the "Energy Code and Energy Conservation Advisor" for Seattle's Department of Planning and Development, where he will be the coordinator and primary author of the 2012 Seattle Energy Code. He has also been appointed by the Governor to serve on the State Building Code Council and chair the Energy Code TAG (Technical Advisory Group), where he is leading the development of the 2012 State Energy Code. Each of these codes is required to hit an ambitious target of enhanced energy performance, tempered by practical considerations of cost and constructability. Before moving to the City, Duane was a principal at NBBJ, where he led regulatory compliance, quality management and technical education initiatives. He has 30 years' experience in architecture, largely with health care, education, transportation and civic projects, and has degrees in architecture from the University of Washington and University of Michigan. Duane has lectured extensively in the Northwest on accessibility, energy codes, and construction technology.

#### Eric VanderMey, Rushing Co.

Eric has 15 years of experience working for mechanical consultants and design/build mechanical contractors in the Seattle area. He is currently a Principal at Rushing a consulting firm in Seattle that provides MEP design, energy modeling, commissioning, sustainability, and code consulting services. Eric currently represents mechanical engineers on both the Washington State Building Code Council and Seattle Construction Codes Advisory Board.

#### Brandon Morgan, Development Manager, Real Estate, LEED AP BD+C

Brandon Morgan has over 17 years of experience in residential development and has managed the development process for over 2,700 multifamily units in several jurisdictions in the Pacific Northwest, including five projects with LEED or Built Green certification. Since

joining Vulcan Real Estate in 2004, he has managed the development and construction of 1,000 units of residential/mixed use, 400+ additional units in predevelopment, and has served as asset manager for Vulcan's 600-unit apartment portfolio. Additionally, he manages energy and water use benchmarking for the entire real estate investment portfolio and leads sustainability initiatives for Vulcan Real Estate.

#### Tony Toppenberg, Turner Construction

Tony is Chief Estimator for Turner Construction's Seattle Office. Driven by a passion to deliver projects that maximize sustainability while providing the most value, Tony utilizes tools including BIM, Lean Construction techniques and Target Value Design during preconstruction to deliver projects that maximize the best of design, budget, and function. He is an advocate of Integrated Project Delivery as a platform to deliver a built environment that maximizes value while balancing initial and total cost of ownership. Responsible for estimating, 3D modeling and subcontractor buy-out, Tony is instrumental in helping Turner develop innovative ways to collaborate during the design phase. Tony is a recognized industry speaker on the use of 3D modeling and Integrated Project Delivery throughout the preconstruction process.

As the Chief Estimator for Turner, Tony has delivered several guaranteed estimates for projects within the last year. Several of those projects are covered under the 2009 energy code, while others were not. This relevant and timely cost information makes Tony uniquely qualified to speak about the potential cost implications and construction nuances of the current energy code.

Tony currently lives in Ballard with his wife and three daughters.

#### Medgar Marceau, PE, LEED AP® Morrison Hershfield – Building Science and Energy Specialist

Medgar has extensive experience in whole building energy simulation, building envelope systems, life-cycle assessment and material sci-