

**Quantification Protocol for Commercial and Institutional Green Building Projects: Summary of Comments & Revisions***January 2008: First Technical Review*

Reference Number	Comment	Resolution	For resolution in this round of consultation
Pg 2	The technical group was asked what standard might be used to determine a baseline for new buildings. In the lengthy discussion it was clear that it was not an easily resolved issue, so a small sub-group was made to discuss further.	Based on the sub-groups recommendations, it is proposed that ASHRAE 90.1 be used to establish the baseline for new CI buildings. ASHRAE provides the minimum requirements for the energy efficient design and construction of buildings, is understood and well used in the industry, and as such is a functional standard for establishing the baseline condition.	Confirmation that this is an appropriate approach.
Pg 2, 5	There was discussion about what level the baseline and the minimum rating should be for new buildings.	Consensus was that the baseline for CI should be set at what results are derived with ASHRAE 90.1. To create clear incentives and increase participation amongst building owners and developers, there will be no minimum rating and level that buildings must meet to be eligible for offset credits.	Confirmation that this is an appropriate approach.
Pg 2, 11	Challenge with determining new commercial buildings real performance in first year – building not at full occupancy, familiarity with new maintenance and operational standards, etc.	To assess to what emission savings the building has achieved, upon completion of the construction of the new building energy audits will need to be conducted in each of the first two years before offset credits can be applied for.	Confirmation that this is an appropriate approach.
Pg 2, 11	Discussion about establishing a baseline for existing commercial buildings. Suggestion was that average of 3 years prior to changes to existing building be used as baseline.	Completed	Confirmation that this is an appropriate approach.
	Need flexibility to allow for review of baseline calculations as this	Recommendation for review of baseline as part periodic review of protocols.	Confirmation that this is an appropriate approach.

	sector is seeing considerable change around energy efficiency and green building – holding the baseline stable for 8 years might affect the environmental integrity of the protocol.		
Pg 5	Concern that flexibility mechanisms need to be reviewed to ensure that the protocol retains a high level of rigour while balancing reasonable practice.	Removed the flexibility mechanisms for using other green building standards, and for including other projects and/or facilities.	
	Suggestion to change nomenclature for “process” in protocol as this has a different meaning in the building industry.	The term process has been changed in those places where it does not impact the substantiveness of the protocol.	
	Remove reference to net electricity use for baseline conditions	Completed	
	Remove reference to household	Completed	
	Comment that unit of sale for natural gas is Gj and that we should change m <sup>3</sup> to Gj	Have not made changes all other protocols have used m <sup>3</sup> and while sale unit is Gj, typically billing unit is m <sup>3</sup> .	