



#88-20

**SHPDC**

STUDIO FOR HIGH - PERFORMANCE  
DESIGN & CONSTRUCTION



**AUBURNDALE**  
**BUILDERS**

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HIGH PERFORMANCE HOMES



Newton's 1st Net-Zero designed by Zero Energy Design built by Auburndale Builders

This house makes enough energy to fuel the house & electric cars

We converted this concrete building into a Net-Positive building that makes more energy than it uses



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© Stuart Bernstein

# EVERSOURCE

Account Number: 2081 109 1014

Customer name key: ADAM

Statement Date: 06/22/20

Service Provided To:  
ADAMS HOLDING LLC

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## No Payment Due

**Svc Addr: 151 ADAMS ST REAR  
NEWTON MA 02458**  
**Rate A9-GENERAL-NON DEMAND Cycle 13**  
**Service from 05/18/20 - 06/17/20 30 Days**  
**Next read date on or about: Jul 20, 2020**

Meter Number	Current Read	Previous Read	Current Usage	Reading Type
2747156	89690	90817	-1127	Actual

### Monthly kWh Use

Jun	Jul	Aug	Sep	Oct	Nov	Dec
0	0	0	0	0	364	913
Jan	Feb	Mar	Apr	May	Jun	
1054	664	0	0	0	0	

### Contact Information

Emergency: 800-592-2000

### Electric Account Summary

Amount Due On 06/15/20	-\$1,626.15
Last Payment Received	\$0.00
Balance Forward	-\$1,626.15
Current Charges/Credits	
Electric Supply Services	\$0.00
Delivery Services	\$8.00
Other Charges or Credits	-\$256.24
Total Current Charges	-\$248.24
<b>Total Amount Due</b>	<b>-\$1,874.39</b>

### Total Charges for Electricity

#### Supplier (DIRECT ENERGY NEWTON POWERCHOICE)

Meter 2747156		
Generation Service Charge	0 kWh X .11750	\$0.00
Subtotal Supplier Services		\$0.00

#### Delivery

(Rate A9-GENERAL-NON DEMAND) (Prorated)  
Meter 2747156

We have good guidelines from Green Newton on how these buildings should be built :

**Green Newton Recommends Green Building Principles for City of Newton**

- 1. Minimize Building Operating Energy**
- 2. Minimize Embodied Carbon**
- 3. Buildings Must be All-Electric and Off the Natural Gas Grid**
- 4. Minimize the Carbon Footprint for Transportation to and from Buildings**

- Integrating net-zero carbon goals into zoning guidelines is already happening in other cities **#88-20**
- It seems we need to look to other successful models of Zoning integrated with Net-Zero Building
- As practitioners of building low-carbon building homes with all electric systems - my team and I do not have time to learn from just our own mistakes- we need to learn from the mistakes of others who have tested new technologies and seen what works and what does not work
- We attend a lot of conferences, tour innovative projects and seek out the best consultants to guide us through processes we do not have experience with - I recommend our city does the same
- I have only been involved with this zoning discussion for a short time and apologize if the following examples have already been brought up - I do not intend this to be a criticism of any consultants who are currently working on this as I do not know who they are

# Somerville - Dan Bartman City Planner and Stephen Moore at Icon Architecture are local resources

https://phmass.org/somerville-includes-passive-house-in-new-zoning-plan/

## Somerville Includes Passive House in New Zoning Plan

Passive House is now ingrained into the City of Somerville's development policy. The City Council approved the new Somerville Zoning Ordinance in December.

This plan provides Passive House certification as qualification for density bonuses in residential projects. It also requires Passive House certification, or Living Building certification, in certain Master Planned Districts, including areas around the future Green Line station in Union Square.

Senior City Planner **Dan Bartman** was quoted in a *Tufts Daily* article saying, "Essentially, every new apartment building has the ability [to increase] the amount of dwelling units they can provide if they build a more sustainable building. We offer the exact same density bonus for buildings that are 100% affordable, and we've had really good feedback from people already expressing interest in doing one or the other."

The plan includes Passive House certification as part of the requirement for a Net Zero Ready building along with requiring no on-site combustion for HVAC systems or cooking equipment. By being a Net Zero Ready building, projects are able to achieve the density bonuses.

Read more about Somerville's new zoning policy on their [dedicated site here](#).



Search ... Search

### Upcoming Events

NAPHN Passive House 2020 Virtual Conference  
June 24 - July 29

PHMass July - Internal & Solar Heat Gain in Multifamily: Passive House Solutions  
July 14 @ 6:00 pm - 7:30 pm

New Gravity Housing Conference  
August 5 - August 7

NESEA BuildingEnergy Boston  
August 13 - August 14

Using PHPP in Passive House Design  
August 18

[View All Events](#)

### News

- Massachusetts Takes the Lead on Passive House
- A Surge in Affordable Multifamily Passive House

And what seems to be the leader in North America - Vancouver is already transitioning to Zero Emissions buildings by 2030



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- Green Vancouver
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**!** This page may be out of date as we respond to COVID-19. Get the latest updates, service changes, and community supports at [vancouver.ca/covid19](https://vancouver.ca/covid19).

Home > Green Vancouver > Zero emissions buildings

### Green Vancouver

- Climate Emergency Action Plan
- Greenest City Action Plan
- **Zero emissions buildings**
  - Build a Passive House
  - Building catalyst tools
  - Multi-family building energy resources and programs
- Zero Waste 2040
- Climate Change Adaptation Strategy
- Neighbourhood Energy Strategy
- How we are greening City operations

Print



## Zero Emissions Buildings

A zero emissions building (ZEB) is highly energy efficient and uses only renewable energy.

We plan to transition to zero emissions buildings in all new construction by 2030. To achieve this, we're setting limits on emissions and energy use in new buildings, and will reduce these limits over time.

**What energy will zero emissions buildings use exactly?**

[Learn more about our strategy to achieve 100% renewable energy in all](#)

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Monte Paulsen at RDH worked for 20 years to develop and implement the Vancouver guidelines

Through RDH he is available to consult for the city of Newton

There is a lot we can learn from his experience



In a recent Vancouver Courier article, RDH's Passive House Specialist, Monte Paulsen provided his take on the new Nelson Street Passive House project and what it will be capable of achieving in terms of energy efficiency.

Standing at 60 stories tall, the building once complete, will be the tallest Passive House project in the world and will be a prominent addition to the Vancouver skyline. The project's developer, Henson Development, aims to create an example of modern and sustainable housing for the rest of the world to see. RDH is serving as the Building Enclosure Consultant and the Energy Performance Consultant on a project team that includes Nelson Developments, WKK Architects, IBI Group, Integral, and others.

One strength of the project highlighted by Monte, is the fact that when built to the Passive House design the units will require little to no heating, thus vastly reducing the building's green house gas emissions.

"In practice, most of these apartments will remain warm in winter with no additional heat, while remaining comfortably cool in summer due to a combination of natural ventilation and a very small degree of light cooling."

// In practice, most of these apartments will remain warm in winter with no additional heat, while remaining comfortably cool in summer due to a combination of natural ventilation and a very small degree of light cooling."

MONTE PAULSEN



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One other thought-

It appears that these zoning changes will impact the short and long term property values and tax assessments of the impacted properties

If we expect there will be legal challenges from any property owners that are adversely affected - perhaps the city can invest in expert consultations from others who have already successfully integrated energy requirements with their zoning and stay ahead of the legal challenges ( \$40,000? in added consulting fees now vs legal expense/ zoning delays later that impact the whole city )