

From: [Valerie Gindlesberger](#)
To: [Melissa Patterson Hazley](#); [Public Testimony](#); [Willett, Nathan](#); [Bunch, Eric](#); [Parks-Shaw, Ryana](#)
Subject: Re: Comment - ORDINANCE NO. 240434
Date: Sunday, June 23, 2024 10:56:47 PM
Attachments: [Outlook-tzdrf0n.png](#)
[Outlook-snspsako.png](#)
[image.png](#)
[Outlook-cx2brt4e.png](#)

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Hello, in recognition that a decision is coming up this week on this proposal, I would like to share some additional thoughts.

Please note that at this time, we (Summit Homes) have had 3 permits approved, 13 currently at the city awaiting approval, and 14 lined up behind it to be submitted soon. All but 2 of these homes are already under contract to future homeowners who are looking forward to making KCMO their home. Additionally, by working with our local energy rater to ensure each of these homes comply with all of the 2021 IECC requirements, we know that all of these homes are coming in with HERS scores below 51.

- 1) I believe the proposal will encourage more builders to continue business with KCMO by simplifying the permitting and building inspection process.
- 2) I believe NOT requiring individual 3rd party inspections on every home will result in lower expectations on craftsmanship over time.
- 3) This proposal does not encourage builders to adjust their specifications and construction methods to meet the requirements of IECC 2021. If passed, there is nothing incentivizing the original three paths to compliance which all result in significantly lower HERS scores than 68.

All that said, I am in support of this proposal because I believe the city needs the economic support of the housing industry. However, I would really love to see some incentives for builders who are pushing progress toward energy efficiency. Easy examples could be reduced permit fees and/or reduced utility connection fees for homes that come in with HERS under 55. This would encourage builders who are looking to invest in building better while also holding prices down for more attainable homes.

Thank you for all of your efforts in making KCMO a great place for us to build communities that people are proud to call home.

Valerie Gindlesberger
VP of Product Innovation
Summit Homes
816-825-1417

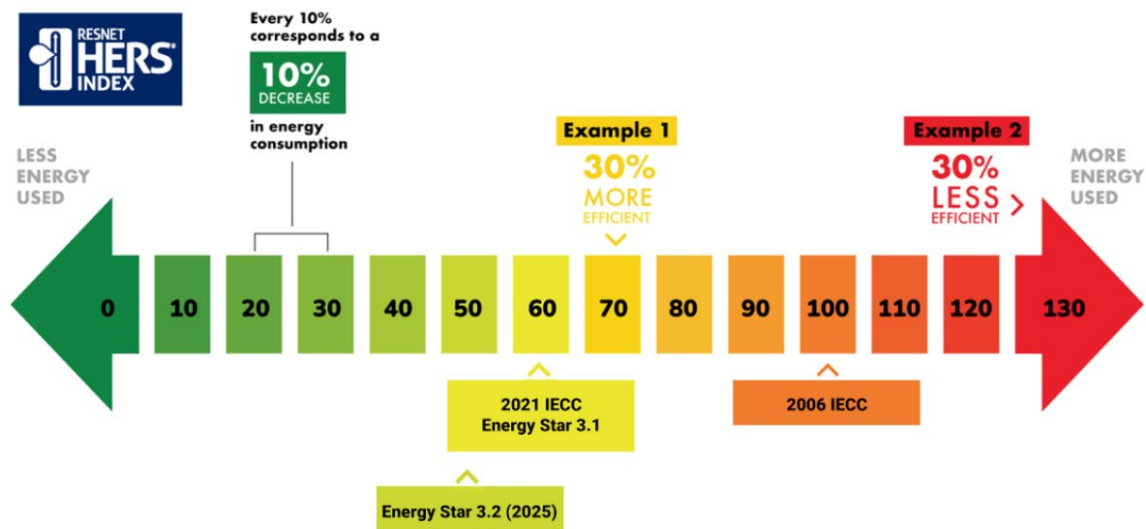
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From: Valerie Gindlesberger <Valerie@summithomeskc.com>
Sent: Friday, May 17, 2024 10:08:10 AM
To: Melissa Patterson Hazley <melissa.patterson-hazley@kcmo.org>; Public Testimony <public.testimony@kcmo.org>; Willett, Nathan <nathan.willett@kcmo.org>; Bunch, Eric <eric.bunch@kcmo.org>; Parks-Shaw, Ryana <ryana.parks-shaw@kcmo.org>
Subject: Fw: Comment - ORDINANCE NO. 240434

Melissa, the HERS score runs from 1-150, the 2006 energy codes are in line a score of 100.

I borrowed and built on this graphic for our internal representation - you might find it

helpful as well.



The attached document from HUD stated the following on page 5 along with an explanation.

Option Two

RESNET recommends using HERS Index 57 as the "Equivalent IECC 2021 HERS Index,".

I also attached a flyer put out by an energy rating company ArcXis that I have found useful in helping drive out push for sustainability.

If I can be of any additional assistance, please do not hesitate to reach out.

Thanks,
Val

PS: Any news on when the portal will be up and running again? I've got 3 more homes ready to submit for permit!



Summit Homes and clover & hive are now one!

From: Melissa Patterson Hazley <Melissa.Patterson-Hazley@kcmo.org>

Sent: Wednesday, May 15, 2024 6:43 AM

To: Valerie Gindlesberger <Valerie@summithomeskc.com>; Public Testimony <Public.Testimony@kcmo.org>; Willett, Nathan <Nathan.Willett@kcmo.org>; Bunch, Eric <Eric.Bunch@kcmo.org>; Parks-Shaw, Ryana <Ryana.Parks-Shaw@kcmo.org>

Subject: [EXTERNAL] Re: Comment - ORDINANCE NO. 240434

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Oh I see you suggest 60. If you have more supporting information about what 60 means, please send it my way.

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From: Valerie Gindlesberger <Valerie@summithomeskc.com>

Sent: Tuesday, May 14, 2024 4:37:02 PM

To: Melissa Patterson Hazley <Melissa.Patterson-Hazley@kcmo.org>; Public Testimony <Public.Testimony@kcmo.org>; Willett, Nathan <Nathan.Willett@kcmo.org>; Bunch, Eric <Eric.Bunch@kcmo.org>; Parks-Shaw, Ryana <Ryana.Parks-Shaw@kcmo.org>

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Absolutely, I would recommend following the guidance of an energy professional to choose an appropriate HERS rating that aligns more closely with the requirements of IECC 2021.

Thanks,
Val



Summit Homes and clover & hive are now one!

From: Melissa Patterson Hazley <Melissa.Patterson-Hazley@kcmo.org>

Sent: Tuesday, May 14, 2024 4:32 PM

To: Valerie Gindlesberger <Valerie@summithomeskc.com>; Public Testimony <Public.Testimony@kcmo.org>; Willett,

Nathan <Nathan.Willett@kcmo.org>; Bunch, Eric <Eric.Bunch@kcmo.org>; Parks-Shaw, Ryana <Ryana.Parks-Shaw@kcmo.org>

Subject: [EXTERNAL] Re: Comment - ORDINANCE NO. 240434

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So generally speaking, we could consider reducing the HERS number? Right?

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From: Valerie Gindlesberger <Valerie@summithomeskc.com>

Sent: Tuesday, May 14, 2024 4:28:39 PM

To: Public Testimony <Public.Testimony@kcmo.org>; Willett, Nathan <Nathan.Willett@kcmo.org>; Bunch, Eric <Eric.Bunch@kcmo.org>; Parks-Shaw, Ryana <Ryana.Parks-Shaw@kcmo.org>; Melissa Patterson Hazley <Melissa.Patterson-Hazley@kcmo.org>

Subject: Comment - ORDINANCE NO. 240434

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Good afternoon,

I am thrilled to see that the city of KCMO is open to options to resolve the extreme reduction of permitted new homes over the last 8 months. The process of submitting, reviewing, commenting, and re-submitting documents is very inconsistent which creates a lot of challenges and unnecessary re-submittals that are largely administrative in nature and inconsequential to the build of the home itself. It would be a huge step forward to introduce a version of compliance that was based on trusting in third party energy professionals to ensure the codes are being upheld by meeting a specific HERS target.

That said, I do not believe the progress put forward by introducing the IECC 2021 will be upheld if the required HERS rating through this 4th compliance method is 68. For the most part, this will not push builders to do much more than introduce a more efficient furnace. When all of the requirements for IECC 2021 are met, we are finding out HERS scores to come in closer to 55 or below, which is more in line with Energy Star 3.1, and will ready us for 3.2 in 2025 with a few additional tweaks.

In short - I am greatly in support of a simpler path to permits and forward progress, but this proposal as it stands nearly wipes out the need for all other energy improvement requirements and suggests that no additional changes or progress will be made for another 6 years. I would propose that the same 4th path to compliance be altered to drop the required HERS score to at least 60. This would offer a simplified permitting process, while also pushing forward on progress toward a healthier future.

Thank you for your consideration

Val



VALERIE
GINDLESBERGER

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[Summit Homes and clover & hive are now one!](#)