

MINUTES OF THE SENATE UTILITIES COMMITTEE

The meeting was called to order by Chairman Jay Emler at 9:30 A.M. on February 14, 2007 in Room 526-S of the Capitol.

Committee members absent:

Committee staff present: Raney Gilliland, Kansas Legislative Research Department
Tatiana Lin, Legislative Fellow
Mike Corrigan, Revisor of Statutes
Ann McMorris, Committee Secretary

Conferees appearing before the committee:

Kimberly Gencur, ITC Great Plains
Don Low, Kansas Corporation Commission
Doug Mays, Doug Mays Associates
Luke Bell, Kansas Association of Realtors
Chris Wilson, Kansas Building Industry Association
Martha Smith, Kansas Manufactured Housing Association
Trudy Aron, American Institute of Architects
Bruce Snead, K-State

Others in attendance: See attached list

Chair announced that **SB 326** - State Corporation Commission duties concerning natural gas and energy in emergency situations - had a technical error in the language and requested action to correct page 2, line 37 by deleting the word "energy" and inserting the word "emergency".

Moved by Senator Taddiken, seconded by Senator Apple, reconsider action taken on **SB 326** by the Senate Utilities Committee on February 13, 2007. Motion carried.

Moved by Senator Francisco, seconded by Senator Pine, amend **SB 326** by deleting the word "energy" and substituting the word "emergency" on page 2, line 37 and correctly move **SB 326** out. Motion carried.

Chair opened the hearing on

HB 2066 - Extension of electric transmission lines; exemption from siting requirements

Proponents

Kimberly Gencur, Vice President of Government Affairs and Community Relations for ITC Great Plains, noted ITC Great Plains supported the KCC amendment which clarified the definition of transmission provider and urged the passage of **HB 2066**. (Attachment 1)

Don Low, Kansas Corporation Commission, explained the two amendments to **HB 2066** which the House approved. The first added a definition of "transmission facilities owner" and the second clarified in what circumstances the use of existing easements for construction of higher voltage lines does not require KCC siting approval under the act. (Attachment 2)

Neutral

Doug Mays speaking for Maple Hill Farm and Tallgrass Ranchers, requested the committee to consider adopting an amendment to **HB 2066** which would strike Section 2, paragraph 2(a). This action would bring future construction of transmission lines adjacent to any highway in Kansas back under the purview of the KCC. (Attachment 3)

Chair closed the hearing on **HB 2066**.

CONTINUATION SHEET

MINUTES OF THE Senate Utilities Committee at 9:30 A.M. on February 14, 2007 in Room 526-S of the Capitol.

Chair opened the hearing on
HB 2036 - Thermal efficiency standard for new buildings

Proponents

Chris Wilson, Executive Director of the Kansas Building Industry Association, spoke in support of **HB 2036** as amended by the House Committee of the Whole. (Attachment 4)

Martha Smith, Executive Director of Kansas Manufactured Housing Association, discussed the several amendments to **HB 2036** which included time the disclosure is provided, revision of the Disclosure form, and leaving the form in the statutes. (Attachment 5)

Trudy Aron, Executive Director of the American Institute of Architects in Kansas, noted AIA believes that this bill is a good first step to sustainable design and high performance buildings. (Attachment 6)

Luke Bell, Director of Governmental Relations, Kansas Association of Realtors, discussed the several changes that had been made to the statutes concerning thermal efficiency disclosures in **HB 2036**. (Attachment 7)

Opponents

Bruce Snead, State Extension Specialist in residential energy, K-State, spoke in opposition to this version of **HB 2036** and recommended amending **SB 120** with the Kansas Energy Council substitutions which were included in the testimony. He noted **HB 2036** in its current form is contrary to the KEC recommendation. (Attachment 8)

Chair closed the hearing on **HB 2036**.

Chairman Emler appointed a Subcommittee to study **SB 120** and **HB 2036** and bring recommendations to the Senate Utilities Committee. Members appointed were Senators Petersen, Pine and Lee with Senator Petersen as Chair.

Adjournment.

Respectfully submitted,

Ann McMorris, Secretary

Attachments - 8

SENATE UTILITIES COMMITTEE GUEST LIST

DATE: FEBRUARY 14, 2007

Name	Representing
- Alan Myers	ITC Great Plains
Paul Johnson	Ks Catholic Conf.
Judy Cross	Am Inst of Architects
✓ OF HARKINS	Ks ENERGY OFFICE
Brock SNEAD	KEC
Liz Brosius	KEC
Trisha Shumy	KEC
Kimberly Spencer	ITC Great Plains
Joanne Miller	"
Eric Stafford	AGC of KS
Mark Schreiber	Western Energy
Don Low	KEC
Whiston James	KEC
Lindsey Peoples	Heinlow Energy



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Good morning Chairman Emler and members of the Committee.

My name is Kimberly Gencur. I am Vice-President of Government Affairs and Community Relations for ITC Great Plains and I greatly appreciate the opportunity to testify before you this morning on this matter.

ITC Great Plains supports HB 2066 and the filing requirements with the Kansas Corporation Commission this bill intends to codify.

As many of you know, ITC Great Plains opened its doors in Kansas in July. Our business is new to the state of Kansas, but our business model is not new to the country as our parent company, ITC Holdings owns and operates 95% of the transmission facilities in Michigan and is in the process of acquiring the transmission assets owned by Alliant Energy in Iowa, Illinois and Minnesota. We are an independent transmission provider, focused solely on owning, operating, constructing and maintaining the transmission infrastructure across Kansas and in the Great Plains region. ITC Great Plains is committed to improving the state's transmission grid while providing access to low-cost energy for all Kansas electric customers. In that sense our role is very similar to that of the Kansas Electric Transmission Authority. We, at ITC Great Plains, are committed to working with all Kansas stakeholders including the state and local elected and appointed officials, the Kansas Corporation Commission, KETA, the municipal, cooperative and investor-owned utilities and community stakeholder groups to identify and solve transmission issues.

It is in that vein that we come before you today. When an electric utility wants to build a transmission line in the state they must make a series of filings before the KCC including:

- (1) Siting Application which details the specifics of the transmission line such as pin-pointing its route; noting all the impacted landowners; and how the utility will comply with environmental and historical preservation laws, to name a few;
- (2) EL filing which demonstrates that the utility is complying with the Wires Stringing guidelines and details the construction specifics for the proposed project;
- (3) Transmission rights or Form CC filing wherein the utility would request KCC approval to transmit energy across another utilities' certified territory;

In our review of the Kansas statutes, ITC Great Plains has not identified a statute requiring a transmission rights filing for an entity of our nature. We, just like KETA, will not have retail electric customers within a designated service territory. As an

independent transmission company we will be a wholesale provider with a statewide certificate.

This bill would change the statute from mandating that a **retail electric provider** make the transmission rights filing to requiring any **transmission facilities owner**, including ITC Great Plains, KETA and the retail electric providers, to make such a filing when constructing transmission facilities that may encroach in another provider's certificated territory.

Thus, ITC Great Plains views House Bill No. 2066, specifically Section 1 (b) as clarifying the regulatory procedure for transmission facility owners whether they may be a private company like ITC Great Plains or an entity like KETA. We also believe that House bill No. 2066 does not adversely affect the incumbent utilities as this change does not alter their filing requirements or procedures.

ITC Great Plains supports, but does not have substantial comments on the new Section 2 (4) which clarifies siting guidelines for upgrading existing transmission facilities.

HB 2066 passed the House 122-0 after unanimously passing the House Energy & Utilities Committee following an amendment proposed by the KCC, supported by ITC Great Plains which clarified the definition of transmission provider. A transmission facilities owner had not previously been defined in statute and the KC offered language to appropriately do so. The amended language can be found on page 3, lines 8-12.

I appreciate the opportunity to speak before you this morning. Carl Huslig, President ITC Great Plains is also here this morning. We are happy to stand for questions at the appropriate time.



KANSAS

CORPORATION COMMISSION

KATHLEEN SEBELIUS, GOVERNOR
BRIAN J. MOLINE, CHAIR
ROBERT E. KREHBIEL, COMMISSIONER
MICHAEL C. MOFFET, COMMISSIONER

BEFORE THE SENATE UTILITIES COMMITTEE

Presentation of the Kansas Corporation Commission February 14, 2007

HB 2066

Thank you, Chairman and members of the Committee. I am Don Low, Director of the Utilities Division for the Kansas Corporation Commission. I appreciate the opportunity to testify for the Commission on HB 2066. The Commission supports the bill as amended.

The bill clarifies some legal ambiguities regarding transmission facilities that are not owned by retail suppliers and also clarifies the application of certain exceptions in the transmission line siting act.

Before the House Committee, the KCC suggested two amendments which the House approved. The first added a definition of "transmission facilities owner". The second clarifies in what circumstances the use of existing easements for construction of higher voltage lines does not require KCC siting approval under the act. Therefore, the Commission believes the amendments are desirable and supports the bill.

I would be happy to answer any questions at the appropriate time.

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Attachment 2-1

**Kansas Senate Committee on Utilities
Testimony of Doug Mays
Maple Hill Farm
Tallgrass Ranchers**

February 14, 2007

HB2066

Mr. Chairman and members of the committee: House Bill 2066 amends various statutes in order to facilitate the further extension and upgrading of electric transmission lines throughout Kansas. Maple Hill Farm and Tallgrass Ranchers do not object to the purpose of HB2066, nor any of the specific amendments now contained within the bill.

There is, however, a portion of the bill to which we would draw the committee's attention. Specifically, Section 2, paragraph 2(a), beginning on page 1, line 43 and continuing through page 2, line 2 of the bill.

This paragraph is current law that was enacted in 2000, along with other amendments to KSA 66-1,182. Paragraph 2(a) states that electric transmission lines can be constructed adjacent to limited access four-lane highways without the benefit of oversight of any regulatory or governing body, state or local.

Since its enactment seven years ago, there have been no indications of interest on the part of any utility or transmission line owner to rely on this exemption. Indeed, none of the currently projected line extensions would come close to any four-lane highways except to cross them.

We request the committee to adopt an amendment striking Section 2, paragraph 2(a). Doing so would not necessarily preclude future construction of transmission lines adjacent to any highway in Kansas. It would simply bring such activity, unless otherwise exempted, back under the purview of the Kansas Corporation Commission.

The rationale for this change is our belief that, given the potential impact to individuals, ranches and farms, businesses, and the environment, the permitting process should apply to the construction of new electric transmission lines without regard to vicinity.

We urge the committee to strike the noted paragraph, and favorably pass HB2066. Thank you, I will be happy to stand for questions.

Senate Utilities Committee
February 14, 2007
Attachment 3-1



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STATEMENT OF KANSAS BUILDING INDUSTRY ASSOCIATION

TO THE SENATE UTILITIES COMMITTEE

SENATOR JAY EMLER, CHAIR

REGARDING H.B. 2036

FEBRUARY 14, 2007

Mr. Chairman and Members of the Committee, I am Chris Wilson,
Executive Director of the Kansas Building Industry Association (KBIA). KBIA
is the statewide trade association of the home building industry, with
approximately 2500 member companies.

Thank you for the opportunity to support H.B. 2036, regarding thermal
efficiency disclosure for new home buyers. H.B. 2036 passed the House 117-7.
This bill addresses the same topic as S.B. 120. Several members of the House of
Representatives met with representatives of our industry and other housing-
related associations over a two-week period to develop the language in the House-
passed bill. It was a strong bi-partisan effort, with the goal of providing the best
information possible to the consumer, that would be accurate, and with the best
possible timing for the consumer to make informed decisions.

In H.B. 2036, the House chose to modify the energy efficiency disclosure
form, along the lines recommended by the Kansas Energy Council, by including a



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Senate Utilities Committee
February 14, 2007
Attachment 4-1

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comparison of the individual home's features with the International Energy Conservation Code and the Energy Star ratings. The numbers are left blank, so that those may be filled in with the current and local values. In this way, the form remains in the statute, but is flexible with changes in code and specific to the location of the home.

KBIA strongly supports H.B. 2036 in its current form and respectfully asks that you report H.B. 2036 favorable for passage.

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**TESTIMONY
BEFORE THE
SENATE COMMITTEE
ON UTILITIES**

TO: Senator Jay Emler, Chairman
And Members of the Committee

FROM: Martha Neu Smith, Executive Director
Kansas Manufactured Housing Association

DATE: February 14, 2007

RE: HB 2036 - Thermal Standards Disclosure

Chairman Emler and Members of the Committee, my name is Martha Neu Smith and I am the Executive Director of the Kansas Manufactured Housing Association (KMHA). KMHA is a statewide trade association, which represents all facets of the manufactured housing industry (i.e. manufacturers, retailers, community owners and operators, finance and insurance companies, service and suppliers and transport companies) and the modular housing industry (i.e. manufacturers and retailers). I would like to thank you for the opportunity to comment on HB 2036.

My comments today address the position of the Modular Housing Industry, the Manufactured Housing Industry is excluded from this statute because it is federally regulated by the National Manufactured Housing Construction and Safety Standards Act which is a federal preemptive code that includes energy standards and consumer notification, however, the statutes in HB 2036 are applicable to modular housing.

The Modular Housing Industry supports HB 2036 - Energy Efficiency Disclosure for all new homebuyers. The Disclosure form has been revised to provide the homebuyer with more information about energy conservation codes. It also explains that to have an Energy Star home, the home must be tested by an accredited provider. In addition, HB 2036 leaves the Disclosure form in statute, but provides blanks for the builder to fill-in appropriate values and the blanks will also accommodate both of Kansas' climate zone numbers. Not to mention, when the national codes are updated no statutory change will be required.

The time the Disclosure is to be provided has also been changed; HB 2036 requires that the Energy Efficiency Disclosure is to be provided to the prospective buyer prior to signing a contract for purchase and prior to closing if there have been any changes and upon any request. This change provides the potential homebuyer with the information they need to make an informed decision prior to being bound by a contract for purchase.

HB 2036 is the result of a compromise between the interested parties and it passed the House 117/7.

Thank you for the opportunity to comment and KMHA would ask for your support of HB 2036.

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Attachment 5-1

February 14, 2007



TO: Senate Utilities Committee
FROM: Trudy Aron, Executive Director
RE: Support of HB 2036

Good Morning Chairman Emler and Members of the Committee, I am Trudy Aron, Executive Director of the American Institute of Architects in Kansas (AIA Kansas.) I am here to testify in support of HB 2036.

AIA Kansas is a statewide association of architects and intern architects. Most of our 700 members work in over 120 private practice architectural firms designing a variety of project types for both public and private clients. The rest of our members work in industry, government and education where many manage the facilities of their employers and hire private practice firms to design new buildings and to renovate or remodel existing buildings.

HB 2036 requires the adoption of the International Energy Conservation Code 2006 (IECC 2006) for commercial and industrial buildings. AIA Kansas believes that this bill is a good first step to sustainable design and, more specifically, high-performance buildings.

Hans Nettelblad of our association testified before your committee last week that there was an immediate need to strengthen the State of Kansas' commitment to high-performance buildings. As he told the committee sustainable design is a holistic design and decision-making process which considers all three elements of the triple bottom line equally and concurrently when designing a high-performance building, community, or landscape. The **health and productivity of the user, the impact on our natural resources and environment, and the distinct and quantifiable fiscal advantages** resulting from this balanced approach are interdependent from the beginning of the design process, and continuing on through the **lifetime operation of the building**.

IECC is a building code regulating thermal energy. IECC won't get us there alone. Therefore we want to work with the committee during the remainder of the year to enhance this legislation to really make a difference in the health of our buildings, our environment and our pocket books.

We ask that you pass HB 2036 out of the committee favorably and come back next year to make it even better. Thank you.

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Attachment 6-1

To: Senate Utilities Committee
From: Luke Bell, KAR Director of Governmental Relations
Date: February 13, 2007
Subject: **HB 2036** – Thermal Efficiency Disclosure Forms

The Kansas Association of REALTORS® (“KAR”) is a trade association representing over 10,000 real estate professionals in 35 local boards from every area of the state of Kansas. KAR has faithfully represented the interests of real estate professionals in the state of Kansas for over 85 years. KAR strongly supports **HB 2036**.

HB 2036 would amend existing law regarding disclosure of the thermal efficiency of certain commercial, industrial and residential buildings. When **HB 2036** was originally introduced at the start of the legislative session, it simply updated the reference in the statute to the International Energy Conservation Code (IECC) from the 2003 to the recently-issued 2006 version. During the committee deliberations and floor action on this legislation, amendments were added which made several major changes to the underlying statute concerning thermal efficiency disclosures.

Throughout the whole process, the interested parties came together in a bi-partisan and cooperative manner to discuss ways in which the language in **HB 2036** could be amended to ensure that prospective buyers are provided with timely and useful information on the thermal efficiency of new residential structures. As a result, **HB 2036** makes several important changes to the thermal efficiency disclosure statute which will be a major step forward in promoting the energy efficiency of new residential dwellings and providing more information on energy efficiency to prospective buyers for their consideration during the home-buying process.

First, in section 2 on lines 31 and 32 of page 1, **HB 2036** was amended by the House to specify that the disclosure requirements applied only to single family residential structures or multi-family structures of four units or less. This amendment reinforces the intent behind the statute by clarifying that the disclosure of information concerning the energy efficiency of a residential structure is only provided on single family residential structures or multi-family structures of four units or less.

The standard nomenclature within the real estate industry to distinguish between residential and commercial properties is that residential structures typically include only single family residential structures or multi-family structures of four units or less. If a multi-family structure includes more than four units, it is typically considered a commercial property and will not be considered a residential structure. KAR strongly supports the inclusion of this language in **HB 2036** which clarifies the necessary distinction between residential and commercial structures in the thermal efficiency disclosure statutes.

Second, in section 2 on lines 34 and 35 of page 1, **HB 2036** was amended by the House to require the disclosure form to be presented to the buyer or prospective buyer prior to the signing of the contract to purchase and prior to closing if changes have occurred or are requested. Under current law, the seller or builder of a new construction residential structure is required to present the form to the buyer or prospective buyer upon request or at closing.

In order to make energy efficiency a significant factor in the decision whether or not to purchase

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a new home, KAR agrees that the buyer or prospective buyer must be made aware of the energy efficiency of the home prior to becoming obligated to purchase the home. If this information is provided to the buyer before he or she signs the purchase contract and becomes obligated to purchase the home, then the buyer has been adequately informed on the energy efficiency of the home prior to making their final decision to purchase the property.

During contract negotiations, after the prospective buyer has had the opportunity to examine the information included in the disclosure form, they will have the opportunity and necessary knowledge to request changes or upgrades in the residential dwelling and demand the addition of more energy efficient components and systems. This would clearly reinforce the intent behind the thermal efficiency disclosure statutes by ensuring that consumers have all the necessary tools to make informed and intelligent choices on energy efficiency-related issues.

Third, on page 4, **HB 2036** would prescribe a new residential thermal efficiency disclosure form to be provided to the buyer or prospective buyer of a new construction residential dwelling. When you examine the proposed thermal efficiency disclosure form included in **HB 2036** in detail, it is clear that the proposed form will provided the prospective buyer with much more detailed and accurate information on the thermal efficiency of the home than under current law.

In addition to the R- or U-Value of each individual system or component, the form will provide the prospective buyer with the Energy Star Rating and 2006 IRC/IECC R- or U-Value for each individual system or component. Because there are two different Energy Star zones in the state and each individual local government in the state has the authority to adopt its own version of the 2006 IRC/IECC code, the blanks next to each individual system or component have been intentionally left blank to allow the individual builder or seller to enter the specific values which pertain to his or her particular region or local government of the state. KAR strongly supports the inclusion of additional information in the form which will provide the prospective buyer with additional useful information on the thermal efficiency of the new residential dwelling.

Finally, in lines 15 to 20 on page 5, **HB 2036** would require each thermal efficiency disclosure form to include information informing the prospective buyer on the specific requirements of the Energy Star Program. In order to be certified as an Energy Star home, a home must meet the minimum requirements specified by the Energy Star Program, be verified and field-tested in accordance with the appropriate standards by an accredited provider and meet all applicable codes. Because Energy Star certification is a performance-based examination of a home that must be conducted following the completion of the construction process, KAR strongly supports the inclusion of information in the thermal efficiency disclosure form which would inform the prospective buyer on the specific requirements of having their new home certified as an Energy Star residential dwelling.

In closing, KAR would urge the committee to support **HB 2036** and ensure that consumers are provided with timely and useful information on the energy efficiency of new residential dwellings.

Senate Utilities Committee
Written Testimony of Bruce Snead

State Extension Specialist in Residential Energy

Engineering Extension at K-State

Manhattan, Kansas

February 14, 2007

HB 2036

Mr. Chair and members of the committee, thank you for the opportunity to testify on this bill. I oppose this version and recommend amending SB 120 with the KEC substitutions, which are included in my testimony. HB 2036 in its current form is contrary to the KEC recommendation found in SB 120 which is to put the thermal efficiency standard process under the regulatory process of the KCC. It is also flawed in that it does not require the energy efficiency disclosure form to be made available upon request, pulling back from the current form requirement. The suggested changes to the disclosure form in 2036 other than the timing of disclosure issue are welcome improvements which should be incorporated in the form when revised by the KCC, if that regulatory process is chosen, or by the legislature if the process is unchanged.

SB 120

Substitute language for Sec.1 (c), p. 1, line 27:

standards for possible adoption by local units of government.

The argument that if the KCC adopts these standards and proposes them to cities and counties, the cities and counties are going to just adopt them because the KCC recommends them does not reflect the experience of code adoption by local entities. IF codes have been adopted in cities or counties, they are updated periodically (everywhere from every 3 years to once in 10-15 years) depending primarily on the recommendation of the local code officials and city/county administration. The opinion of the local code officials and building community/industry weigh very heavily in the deliberations. The KCC proposal would be considered and acted on in this context. I see no reason that the KCC would propose to local jurisdictions anything other than national consensus developed codes and standards which result from an extensive national process where the same code officials and builders have opportunity for input. Having a disclosure form which can be updated by the KCC which reflects current national codes and standards information versus having to go through a legislative process every year or several years is also an efficient and logical process.

Substitute language for Sec. 1, subsection (d), beginning p. 1, line 28 through line 29:

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The state corporation commission shall adopt rules and regulations to implement the provisions of this section. The Governor shall appoint an advisory committee to assist in developing thermal efficiency standards. The advisory committee shall consist of:

- (1) one member to represent municipal building codes officials;
- (2) one member to represent the mechanical heating, ventilation and air conditioning contractors;
- (3) one member to represent energy rater certified by the Residential Energy Service Network (RESNET) and/or Energy Star;
- (4) one member to represent the factory built housing industry;
- (5) one member to represent the residential construction industry; and
- (6) one member to represent the real estate industry.

The fundamental question is whether the legislature or the KCC rules and regulatory process should adopt and recommend thermal energy efficiency standards for the state. Having it in the legislature means that every three years or so the issue will come up for review and action in the time pressure and political context of legislative action. Having it in the KCC means a calmer participatory process, with more time for input and discussion, negotiation, and resolution. This advisory committee makes more sense as a means to review and upgrade standards. This is the Kansas Energy Council recommendation. The involvement of the building industry if the process moves to the KCC is essential, recommended and welcomed.

Substitute language for Sec.2 (a), beginning p. 1, line 30 through p. 2, line 37:

Except as provided by subsection (b), the person building or selling a new residential structure shall disclose to the buyer or prospective buyer information regarding the thermal efficiency of the structure on a form prepared and disseminated by the state corporation commission. For a custom built residence, the completed disclosure form shall be presented to the buyer at any time upon request, but at least prior to the signing of a contract to purchase. For speculative built residences purchased before construction is completed, the completed disclosure form shall be presented to the buyer at any time upon request by the builder or realtor, but at least prior to the signing of a contract to purchase. For speculative built residences that are completed and suitable for occupancy but unsold, the completed disclosure form shall be presented to any prospective buyers by the builder and/or realtor when the residence is shown and at any other time upon request.

Buying a new house is likely to be the biggest, most complex and unique purchase a consumer may ever make. Paying for utility costs over the lifetime of the structure is directly affected by the components chosen and installed during construction. Providing information on the energy components early in the process will improve the knowledge of the consumer, provide opportunity for change to whatever features they desire, and increase the likelihood that they will make informed decisions which have personal, financial and societal benefits in terms of energy consumption.

The disclosure form has been a requirement since 2001 so Kansas builders should be very familiar with it and have generated it many times for the homes they build. So the basic energy efficiency component information that the builder typically uses or proposes should easily be made available at any time upon request. This would be regardless of the construction status of the house, and whether it is a custom or a speculative built house. The disclosure form should also be presented at least prior to the signing of a contract so the consumer is fully informed about the components and substantial facts they should consider prior to purchase. If the house is already complete the form should be ready and part of any showing or descriptive package about the house.

Providing information regarding the proposed thermal efficiency of a house as soon as possible in the home building process increases the likelihood of wise consumer choices about what they

are purchasing and will be paying for in mortgage and utility costs. This proposed legislation does not present a burden to builders or realtors who are involved in this process and is in keeping with the expectation of full disclosure about a purchase decision which has significant personal and societal impacts.