

**From:** David Reddy <David@obrien360.com>  
**Sent:** Tuesday, April 21, 2026 11:52 PM  
**Subject:** Re: [External] RE: MVPE & Council Meeting Updated Graphs & Docs

Yes, I'm really sorry SBCC staff, this is not ideal.

In advance of the full council meeting, I've been able to complete some additional evaluation of options, mainly looking at EPCA compliant scenarios. Below is an updated Table C406.1 proposal for new buildings which I would appreciate posting either for tomorrow, or if it's too late, for the full Council's consideration on Friday:

Hotel	Health Care	Apartment	Office	Lab Areas	Restaurant	Retail	School	Warehouse	Other
R-1, R-4, I-1	I-2	R-2	B	B	A-2	M	E	S-1, S-2	
121 / 133	120 / 120	252 / 282	76 / 61	76 / 89	154 / 159	175 / 231	119 / 151	301 / 318	215 / 226

These revisions maintain the target I set out to achieve, which is a weighted average ~44% of the baseline (90.1-2007 in this case). I've also demonstrated pathways to reaching the proposed credit values using either EPCA minimum space or water heating equipment for what I believe are the worst-case scenarios of each occupancy type.

For reference, below is the evolution of my proposal, and the last line is qualitative statement on change from what I submitted last Friday. Contrary to what I indicated earlier today, it worked out that my proposal results in some buildings decreasing, countered with increases in others.

Original	Hotel	Health Care	Apartment	Office	Lab Areas	Restaurant	Retail	School	Warehouse	Other
	R-1, R-4, I-1	I-2	R-2	B	B	A-2	M	E	S-1, S-2	
	179 / 185	174 / 175	284 / 296	38 / 26	76 / 89	122 / 170	175 / 233	123 / 154	268 / 326	231 / 232
rev_260417	Hotel	Health Care	Apartment	Office	Lab Areas	Restaurant	Retail	School	Warehouse	Other
	R-1, R-4, I-1	I-2	R-2	B	B	A-2	M	E	S-1, S-2	
	179 / 185	50 / 49	284 / 296	38 / 26	76 / 89	122 / 170	175 / 233	123 / 154	268 / 326	231 / 232
rev_260421	Hotel	Health Care	Apartment	Office	Lab Areas	Restaurant	Retail	School	Warehouse	Other
	R-1, R-4, I-1	I-2	R-2	B	B	A-2	M	E	S-1, S-2	
	121 / 133	120 / 120	252 / 282	76 / 61	76 / 89	154 / 159	175 / 231	119 / 151	301 / 318	215 / 226
Compared to rev_260417	Decrease	Increase	Decrease	Increase	Similar	Increase in 4C, decrease in 5B	Similar	Similar	Increase in 4C, decrease in 5B	Decrease

I've also attached the credit workbook for reference,

I'm planning to join the meeting to address any questions that might come up with this revision.

Best,

David

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