
From: Suzanne DiMeco suzanne@bostongreenrealty.com
Sent: Tuesday, June 14, 2016 9:36 AM
To: Carley, Stephen (DPS); Zemel, Felix (DPS); richardpcrowley@aol.com
Subject: EV Building Code Requirements- Comment

To Stephen and others,

I want to voice my support for EV friendly building code requirements in Massachusetts.

Being in the real estate business for over 15 years, I have experienced first hand that this kind of code requirement would drastically help to fulfill the high demand of energy conscious buyers and renters. Currently, Boston has a low inventory of green buildings and green features as it relates to residential real estate. Having the EV ready plug-in option will increase building appeal and will truly add green \$ premiums to these properties at the same time. The EV plug-in will allow people to take action, buy an EV vehicle, instead of just using energy saving appliances etc. Its my belief that it just not one or two energy saving components it takes all of them to make a real impact; in your home and outside your home.

My husband/partner and I are currently developing a 40 plus residential building in the neighborhood of Mission Hill, Boston and are having to potentially jump through some permitting hoops to be able to get an EV plug-in option for my future residents and the community. This kind of backwards resistance to using energy smart technology hurts the community, future residents and the reputation of Boston from becoming a green minded city that it really wants to be.

Coming from a developer's standpoint, adding the EV-Plug-in options during the time of construction is the most economical way of implementing this technology. With this kind of high demand green feature, the increased property value and market appeal far outweighs the small up front cost to install the technology. The tagline of "going green helps put green back in your pocket" stands true in this scenario.

Please feel free to reach out to me on any specifics you have regarding residential needs for energy efficient features as they pertain to homes in Boston. I can offer my advice on how/who will/should pay for these EV ready plugs-ins in the different kinds of new construction buildings. I have some potentially helpful insight on how to fairly meter these plug-ins as it relates to the different kind of construction; Condo buildings, Multi-family buildings, Duplexes and more. I am Boston's First Certified EcoBroker and in 2006 we became the first certified green real estate office from Coop America. Our knowledge of the Boston construction market as it relates to green building, high-performance homes (DER's, TIER III, LEED, ZEH, PASSIVE HOUSE) is unparalleled.

Cheers
Suzanne

Co-Owner, Broker | Boston Green Realty, LLC

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