



25 February 2025

The Honorable Senator Brian Feldman  
Chair, Education, Energy, and the Environment Committee  
2 West Miller Senate Office Building  
Annapolis, Maryland 21401

Re: Letter of Support for SB 804  
Maryland Building Performance Standards – Fossil Fuel Use, Energy Conservation, and Electric- and Solar-Ready Standards (Better Buildings Act of 2025)

Dear Chair Feldman and members of the Education, Energy and the Environment Committee:

I am writing to voice AIA Maryland's support for Senate Bill 804 – The Better Buildings Act of 2025. AIA Maryland represents over 2,000 architects in the state of Maryland and advocates for the profession and the quality of the built environment. We are architects and we have an important role in project planning, design, and systems implementation.

The key points of this legislation are:

- Establishing a standard that requires new buildings to meet all water and space heating demands without the use of fossil fuels
- Buildings that receive a waiver from this standard, shall be electric-ready.
- New buildings will be solar-ready if they meet certain parameters such that 40% of roof area is capable of accommodating renewable energy (20,000 sf or more of continuous roof area and 20 stories or less above grade plane).
- Buildings less than 4 stories above grade plane shall meet prescribed performance level better than set benchmarks.

We believe it is reasonable that the waivers permitted through this legislation enable certain functions to operate with fossil fuel sources, but it requires the buildings to be electric-ready, having adequate panel capacity and space to accommodate future install of High-efficiency electric appliances.

This bill aligns with building performance standards that calculates Site Energy Use Intensity, effectively energy consumed per sf of building area. This sets performance requirements for buildings to meet, progressing toward a 65% reduction from 2006 standards by February 28, 2033.

As architects, we are happy to report that many of our projects are already being designed to meet water and space heating demands without the use of fossil fuels. This includes schools, commercial buildings, multifamily residences and many other types of projects.

Maryland's climate goals rely on decarbonization of the building sector, we need these measures to be a priority to achieve our goals. The easiest piece of this is working with new buildings and those buildings that are being substantially renovated so they can be tied into renewable energy sources. Integrating renewable energy sources or capacity into building electrification helps to provide added grid stability and the opportunity to reduce peak loads. The Brattle study identified sufficient electric capacity without a need for capacity growth through 2031 and a progression of growth, no greater than prior needs will be developed to meet demands.

These guidelines establish performance targets, that are achievable and on many projects are already being met. It helps us move toward our statewide carbon reduction goals and, it provides a healthier environment in which to live or work. We ask for your support to set Maryland up for success moving forward and we encourage you to issue a favorable report on SB804.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. R.' followed by a long horizontal stroke.

Chris Parts, AIA  
Director, Past President, AIA Maryland