

PMC-ND

(1.08.09.13)

**U.S. DEPARTMENT OF ENERGY
OFFICE OF ENERGY EFFICIENCY AND RENEWABLE ENERGY
NEPA DETERMINATION**

**RECIPIENT:** Rocky Mountain Institute**STATE:** CA

PROJECT TITLE: REALIZE: Bringing zero energy home retrofits to market with a clean industrial revolution

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
DOE-FOA-0001630	DE-EE0008185	GFO-0008185-002	

Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Policy 451.1), I have made the following determination:

CX, EA, EIS APPENDIX AND NUMBER:

Description:

A9 Information gathering, analysis, and dissemination Information gathering (including, but not limited to, literature surveys, inventories, site visits, and audits), data analysis (including, but not limited to, computer modeling), document preparation (including, but not limited to, conceptual design, feasibility studies, and analytical energy supply and demand studies), and information dissemination (including, but not limited to, document publication and distribution, and classroom training and informational programs), but not including site characterization or environmental monitoring. (See also B3.1 of appendix B to this subpart.)

B3.6 Small-scale research and development, laboratory operations, and pilot projects Siting, construction, modification, operation, and decommissioning of facilities for smallscale research and development projects; conventional laboratory operations (such as preparation of chemical standards and sample analysis); and small-scale pilot projects (generally less than 2 years) frequently conducted to verify a concept before demonstration actions, provided that construction or modification would be within or contiguous to a previously disturbed or developed area (where active utilities and currently used roads are readily accessible). Not included in this category are demonstration actions, meaning actions that are undertaken at a scale to show whether a technology would be viable on a larger scale and suitable for commercial deployment.

Rationale for determination:

The U.S. Department of Energy (DOE) is proposing to provide federal funding to the Rocky Mountain Institute (RMI) to develop a "building delivery system" for a residential retrofit approach, which provides a cost-effective, zero-energy-ready retrofit solution, in order to precipitate the market transformation needed to accelerate the wide-scale adoption of zero-energy-ready retrofits in the U.S. market. Budget Period (BP) 1 activities were previously reviewed by GFO-0008185-001 in August 2017. This NEPA review will cover the remainder of the project activities (BP2) focusing on the implementation and performance validation of the integrated retrofit solution developed in BP1 on the pilot building (Eva White Apartments) in Boston, MA.

Proposed activities in BP2 include supporting the design development process with analysis and design review, documenting the construction process, creating a set of resources for the retrofit approach to be scaled, and monitoring of pre-retrofit and post-retrofit building performance. Office-based project management, document review and preparation, design review, computer modelling, analysis, and research would occur at various office facilities of RMI and their partners. The site where the developed building delivery system would be pilot tested is undergoing a Rental Assistance Demonstration conversion from public housing to affordable housing and is being retrofitted, including exterior envelope panels and an all-electric mechanical system pod, to improve indoor environmental quality and comfort. These retrofits are not directly supported by project funds. This project would support installation and maintenance of monitoring equipment to assess pre- and post-retrofit building performance. Documentation (including photos and videos) of the retrofit construction process would also take place at the site.

Project work at all sites other than the pilot site would be intellectual and analytical activities only and therefore would require no physical modifications or ground disturbing activities and no change in the use of facilities would result from project activities. No modifications to permits or new permits, additional licenses and/or authorizations would be necessary for proposed project activities at these sites. At the Eva White pilot site, installation of monitoring equipment would involve working with natural gas piping and electricity distribution panels. All of this work would be performed by licensed electricians and plumbers who are familiar with the pilot site. Health and safety would be managed in accordance with construction site requirements as well as Federal, state, and local environmental regulations. Installation of monitoring requirement would require building permits and inspection to ensure code compliance. Monitoring equipment used for pre-retrofit monitoring would be removed before retrofit construction and re-used where possible. Post-retrofit monitoring equipment would be left on the building for data to be made available to the building

owner to monitor performance beyond the award period. DOE does not anticipate any impacts to resources of concern due to the proposed activities of the project.

NEPA PROVISION

DOE has made a final NEPA determination.

Notes:

Building Technologies Office
This NEPA determination does not require a tailored NEPA provision.

FOR CATEGORICAL EXCLUSION DETERMINATIONS

The proposed action (or the part of the proposal defined in the Rationale above) fits within a class of actions that is listed in Appendix A or B to 10 CFR Part 1021, Subpart D. To fit within the classes of actions listed in 10 CFR Part 1021, Subpart D, Appendix B, a proposal must be one that would not: (1) threaten a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health, or similar requirements of DOE or Executive Orders; (2) require siting and construction or major expansion of waste storage, disposal, recovery, or treatment facilities (including incinerators), but the proposal may include categorically excluded waste storage, disposal, recovery, or treatment actions or facilities; (3) disturb hazardous substances, pollutants, contaminants, or CERCLA-excluded petroleum and natural gas products that preexist in the environment such that there would be uncontrolled or unpermitted releases; (4) have the potential to cause significant impacts on environmentally sensitive resources, including, but not limited to, those listed in paragraph B(4) of 10 CFR Part 1021, Subpart D, Appendix B; (5) involve genetically engineered organisms, synthetic biology, governmentally designated noxious weeds, or invasive species, unless the proposed activity would be contained or confined in a manner designed and operated to prevent unauthorized release into the environment and conducted in accordance with applicable requirements, such as those listed in paragraph B(5) of 10 CFR Part 1021, Subpart D, Appendix B.

There are no extraordinary circumstances related to the proposed action that may affect the significance of the environmental effects of the proposal.

The proposed action has not been segmented to meet the definition of a categorical exclusion. This proposal is not connected to other actions with potentially significant impacts (40 CFR 1508.25(a)(1)), is not related to other actions with individually insignificant but cumulatively significant impacts (40 CFR 1508.27(b)(7)), and is not precluded by 40 CFR 1506.1 or 10 CFR 1021.211 concerning limitations on actions during preparation of an environmental impact statement.

The proposed action is categorically excluded from further NEPA review.

SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.

NEPA Compliance Officer Signature:  Electronically Signed By: Casey Strickland Date: 6/11/2020
NEPA Compliance Officer

FIELD OFFICE MANAGER DETERMINATION

- Field Office Manager review not required
- Field Office Manager review required

BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :

Field Office Manager's Signature: _____ Date: _____
Field Office Manager