



**ASHB**

Intelligent Buildings Council

**ASHB Intelligent Buildings Council (IBC)**

**Draft Meeting Minutes**

Monday, August 21, 2023

12 NOON - 1:30 PM (ET) via Webinar

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**IBC Executive:**

IBC Chair, Bob Allan (NAVCO, Inc.)

IBC Vice-Chair, Chris Larry (Exp US Services Inc.)

IBC Vice-Chair, Harsha Chandrashekar (Honeywell International Inc.)

IBC Vice-Chair, Robert Lane (Robert H. Lane & Associates Inc.)

**Present:**

ABB, Inc., Saheel Chandrani

Ainsworth, Inc., Leon Hawkins

Aircuity, Inc., Dan Diehl

Aircuity, Inc., Duane Keenan

Albireo Energy, LLC, Pete Chicarelli

Belimo Americas, Salvatore Cataldi

Belimo Americas, Tom Daenzer

Belimo Americas, Randi Rosenzweig

BIG - Building Intelligence Group, Ben Wallace

British Land, Ian Pierce

BSRIA Inc., Aline Breslauer

BSRIA Inc., Henry Lawson

Canadian Cyber Threat Exchange (CCTX), Bob Gordon

Controls Depot Inc., Eric Montambeault

Cushman & Wakefield, Brian Vaughn

Delta Controls, A Delta Group Company, Drew Perrin

Delta Controls, A Delta Group Company, Gary Harvey

Delta Controls, A Delta Group Company, Robert Hemmerdinger

Distech Controls Inc., An Acuity Brands company, Asim Baig

EBTRON, Inc., Darryl DeAngelis

ECCC, Leslie-Ann Robertson

Electro-Federation Canada (EFC), Tom Mason

Endeavor Business Media, Wanda Lau

Environmental Systems Design, Inc., Steve Brown

Facilio Inc., Lalitha Yalamanchi

Facilio Inc., Niv Sridhar

Facilio Inc., Raj Subramanian

Facilio Inc., Dan Sugg

Facilio Inc., Soumya C

Facilio Inc., Benita Majo

Facilio Inc., Anandkrishnan K R  
Facilio Inc., Manaswini Rao  
Facilio Inc., Pranav DS  
Facilio Inc., Ankit Mittal  
Grumman|Butkus Associates, Joel Freeman  
Homelands Skyline, Dimalka Abeyratna  
Honeywell International, Inc., Brad Hill  
Honeywell International, Inc., Rejane Lobo Pontes  
I3D, Inc., Beatrice Witzgall  
Independent, Lin Yuann  
Intellimo, Marc Girard  
International Facility Management Association (IFMA), Nickalos Rocha  
J2 Innovations, Scott Muench  
Johnson Controls Inc., Leigh DeSantis  
Kontagion Hub Limited, Antonio Mendonca  
Legrand | WattStopper, Charlie Derk  
Limbach Facility Services LLC, Richard Davis  
MediaEdge Communications, Max Reid  
MediaEDGE Communications Inc., Barbara Carss  
Metrikus Ltd., Michael Grant  
National Electrical Manufacturers Association (NEMA), Brian Marchionini  
National Research Council Canada (NRC), Luc Pellerin  
National Research Council Canada (NRC), Ajit Pardasani  
National Research Council Canada (NRC), Hadia Awad  
National Research Council Canada (NRC), Darwish Darwazeh  
Natural Resources Canada (NRCan), CanmetENERGY, Megi Busho  
NBDair, Yi Yan  
New Buildings Institute (NBI), Alexi Miller  
Nexus, James Dice  
Nexus, Rosy Khalife  
Nimble Energy, Jeff Soplop  
Nobody Engineering, Heremaia Durie  
Onnec iQ, Paul Reid  
Onnec iQ, Ross Levis  
OSEA, Andrew Halford  
Picacity AI, Inc., Sumeet Johar  
PricewaterhouseCoopers LLP, Alissa Abramson-Densky  
Public Services and Procurement Canada/ Government of Canada, Mahjouba Fadel  
Quebec BVI, Marc Lapointe  
SaskTel, David Kindred  
Schneider Electric, Nicole Harshbarger  
Selling Energy, Jason Lopez  
Siemens Industry, Inc., Benjamin Crowe  
Siemens Industry, Inc., David Thurow  
Siemens Industry, Inc., Pornsak Songkakul  
Siemens Industry, Inc., Solayappan Alagappan  
Siemens Industry, Inc., William Vargo

Smart Dimension Ltd., Eslam Shahin  
St. Patrick Development, Christos Petsinis  
Stem, Joe O'Brien  
Sustainable Resources Management Inc., David Katz  
Switch Automation Inc., Peter Rake  
tekmar Control Systems Ltd., Gregory Leupin  
The British Land Company PLC, Linden Stephens  
The Chicago Faucet Company/Geberit Group, Richard Nortier  
T-Mobile, Celia Gonzalez  
Trane Technologies, Melissa Banks  
Tridium, Inc., Marcello Luisi  
Tridium, Inc., Toney Varghese  
Watts Water Technologies Inc., Jay Vath  
WiredScore, John Meko

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1. **Agenda** – Bob Allan (NAVCO, Inc.)

Bob Allan (NAVCO, Inc.) thanked everyone for attending, outlined the agenda, and alerted everyone that the meeting was being recorded and will be made available to the industry.

2. **Call to Order, Welcome and Introduction** – Bob Allan (NAVCO, Inc.)

ASHB member and IBC Chair Bob Allan (NAVCO, Inc.) welcomed everyone and introduced: IBC Vice-Chairs, Harsha Chandrashekar (Honeywell International, Inc.), Robert Lane (Robert H. Lane and Associates, Inc.) and Christopher Larry (Exp US Services Inc.), ASHB Whitepaper Chair, Ken Wacks (Ken Wacks and Associates)

3. **Administrative** - Bob Allan (NAVCO, Inc.)

**Motion to Approve Past IBC Minutes**

Bob informed everyone that the meeting minutes from the May 30, 2023, IBC meeting were circulated and posted on the ASHB Web site in the IBC section: [www.ashb.com/ibc](http://www.ashb.com/ibc).

A motion to approve the May 30, 2023, IBC minutes was moved by Ken Wacks (Ken Wacks and Associates), and the motion was seconded by David Katz (Sustainable Resources Management Inc.). Unopposed motion passed.

#### 4. Research Update – Marta Klopotoska (ASHB)

##### 2023 IBC Landmark Research – Intelligent Building Technology & Market Trends



Marta Klopotoska (ASHB) gave a brief overview of this Landmark Research Project. The project has garnered significant interest with a total of sixteen (16) ASHB members committing to funding and actively participating in the research initiative. An RFP went out to ASHB member research firms earlier this year leading to the selection of Harbor Research by the initial funders. The project will be deconstructed into a series of three smaller, focused research projects. These will be presented in the form of insightful presentations accompanied by raw data. The survey will target 250 Commercial Buildings Owners/Operators in Canada and USA and will cover key topics/opportunities to gain an annual perspective of operator needs/outlook. The research will utilize both industry expert interviews and consumer surveys. Topic selection for the sub-projects will be conducted by the esteemed Steering Committee. As these reports are completed, they will be subsequently released. It

is essential to note that these projects, collectively valued at approximately \$80K USD, will have an exclusive release to the project's funders. There are two distinct funding tiers: Bronze, priced at \$5K, which grants access to the research findings, and Silver, priced at \$10K, enabling participation in the Steering Committee and the shaping of the project's direction. For those interested in joining this initiative, please do not hesitate to reach out to us at [admin@ashb.com](mailto:admin@ashb.com) or contact Greg Walker directly at [walker@ashb.com](mailto:walker@ashb.com).

#### 5. Panel Discussion: “Your Path to Net Zero: Technology-led roadmap to decarbonization in building operations” – Marta Klopotoska (ASHB) & James Dice (Nexus Labs), Linden Stephens (British Land), Raj Subramanian (Facilio), and Brian Vaughn (Cushman & Wakefield)

Marta Klopotoska (ASHB) introduced James Dice (Nexus Labs), who moderated the panel discussion and led the Q&A.



Panel Moderator  
James Dice, Founder & CEO



Linden Stephens  
Lead Solutions Architect -  
Smart Buildings



Raj Subramanian  
Co-founder & CPO



Brian Vaughn  
Senior Director, Global  
Innovation



**Description:** In this session, industry experts and practitioners will share their views on the role technology can play in getting us closer to our decarbonization goals, and what changes building owners & operators need to make along the path to net zero. During the course of the discussion, you will gain actionable insights and learn about:

- Why the path to net zero is not straightforward and how you can navigate it
- The benefits of adopting a software-led approach viz a viz physical retrofits
- The advantages of a centralized, platform-based approach to building ops
- How to optimize portfolio-wide performance in real time to achieve decarbonization goals

**Contact Panel Members:**

Raj Subramanian: [raj@facilio.com](mailto:raj@facilio.com)

Linden Stephens: [Linden.Stephens@britishland.com](mailto:Linden.Stephens@britishland.com)

Brian Vaughn: [Brian.Vaughn@cushwake.com](mailto:Brian.Vaughn@cushwake.com)

**6. ASHB Podcast – Chris Larry (Exp US Services Inc.)**

Chris Larry (Exp US Services Inc.) outlined ASHB's recent Podcast series on [Spotify](#) and [Apple Podcasts](#). ASHB's most recent recording released in May focused on PoE Lighting and IoT for Buildings and Facility Management and a second recording on Intelligent Buildings Cybersecurity Issues. If you or someone that you know is interested in participating as a guest or host on a future episode, please contact us at [admin@ashb.com](mailto:admin@ashb.com).

**7. ASHB Journal - Ken Wacks (Ken Wacks Associates)**

Ken Wacks (Ken Wacks Associates) presented the ASHB Journal and urged all attendees to contribute their articles for consideration. If you're interested in submitting a proposal or an article, you can reach out to [admin@ashb.com](mailto:admin@ashb.com) or [kenn@alum.mit.edu](mailto:kenn@alum.mit.edu).

**8. White Paper Sub-Committee Update - Ken Wacks (Ken Wacks Associates)**

An overview was given of the IBC White Paper review process, completed IBC White Papers and papers in progress. IBC White Papers are secondary literature review articles that are approximately 10-20 pages in length. These papers are written and distributed free of charge to inform the industry. For the papers to be approved by the IBC White Paper Sub-Committee (WPSC), they must have significant technical material of relevance to IBC members. They must not contain marketing material or promote an agenda. Any ASHB member can and is encouraged complete the new one (1) page white paper proposal template and submit it to [admin@ashb.com](mailto:admin@ashb.com).

All completed and approved ASHB White Papers are placed in the ASHB Public Library, Members Library, ASHB NewsBrief, ASHB Twitter Feed, and ASHB LinkedIn Group and

promoted at industry events. To view the IBC White Paper terms of reference, previous IBC White Papers, and additional information, please go to: [www.ashb.com/ibc](http://www.ashb.com/ibc). All completed ASHB White Papers can be found at: [www.ashb.com/whitepapers](http://www.ashb.com/whitepapers).

IBC White Paper Sub-Committee:

- Ken Wacks Associates, Kenneth Wacks
- Consultant, Steve Samson
- Frost & Sullivan, Dilip Sarangan
- National Research Council Canada (NRC), Heather Knudsen
- Sustainable Resources Management Inc., David Katz

Ken Wacks introduced a recently published ASHB Whitepaper [on Fire Alarm Systems in Smart Buildings](#), a trailblazing document that illuminates the origins, evolution, and possibilities within fire prevention and life safety systems for contemporary intelligent edifices. The whitepaper underscores the crucial integration of enhanced fire and life safety protocols into both existing structures and emerging constructions. Crafted by leading experts hailing from reputable organizations including the Canadian Fire Alarm Association, Automatic Fire Alarm Association, NEMA, NFPA, UL Standards & Engagement, and other distinguished ASHB Members, this paper stands as a beacon of insight in the field.

**9. Other Business** – Marta Klopotoska (ASHB)

Marta Klopotoska called for new business related to future IBC Guest/Keynote presentation topics and speakers, new IBC White Papers, new research projects and meeting ideas, etc.

David Katz from Sustainable Resources Management Inc. noted that the Green Building Initiative, an ASHB Member, is currently working on the development of the Green Globes Building Certification programs for Net Zero Energy and Net Zero Carbon and is actively seeking public input. You can find more information about this initiative at: <https://thegbi.org/public-input-procedures/> by August 30th. Green Globes is a comprehensive, science-based certification system that evaluates the environmental sustainability, health, and wellness, as well as the resilience of various types of commercial real estate.

David also mentioned that the [Building Intelligence Group](#) (Toronto chapter) is meeting on August 24<sup>th</sup> for anyone interested in attending.

Lastly, Michael Grant from Metrikus Ltd. will supply ASHB with whitepapers for inclusion in the ASHB member library.

**10. Announcements** – Robert Lane (Robert H. Lane & Associates Inc.)

**Upcoming Events**

[BICSI](#) – September 10-14 | Las Vegas, NV

[Greenbuild](#) – September 26-29 | Washington DC

[IFMA World Workplace](#) - September 27-29 | Denver, CO

[The Buildings Show](#) - November 29-December 1 | Toronto, ON

**11. Adjournment** (1:30 PM ET) – Marta Klopotoska (ASHB)  
Next IBC Meeting, November 2023

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ASHB IBC meetings are open to ASHB Members and invited guests, and everyone is encouraged to participate. [CLICK HERE](#) for more info on the IBC, past minutes, participants, and terms of reference. Any ASHB Member that attended as a guest will be added to the IBC unless they notify the ASHB office by August 30, 2023, that their name should not be added. Non-ASHB members that attended this meeting as a guest, should contact ASHB at [admin@ashb.com](mailto:admin@ashb.com), to indicate if they wish to join the IBC or ASHB. [CLICK HERE](#) for more information on the ASHB Benefits and please circulate them to others in your organization.

Regards,

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CEO  
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