



# NorthEastAire

Volume LVII, Issue No. 4

December 4, 2024

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### **December Meeting**

Tuesday, December 10, 2024

#### **Tech Session:**

Decarbonization 101

#### **Meeting Topic:**

Inflation Reduction Act and 40% Tax Credits for Thermal Storage

#### **Where:**

Embassy Suites—Waltham  
550 Winter St.  
Waltham, MA 02451

#### **Schedule of Events:**

Networking: 5:00PM-5:30PM

Tech Session: 5:30PM-6:30PM

Dinner: 6:30PM-7:00PM

Presentation: 7:00PM-8:00PM

#### **Cost:**

Members—\$50

Non Members—\$60

Student Members w/ RSVP—Free

**Register:** [ashraeboston.org](https://ashraeboston.org)



President  
Lance Brown  
AKF

[president@ashraeboston.org](mailto:president@ashraeboston.org)



President Elect  
Lucas Rowe  
Accuspec, Inc.

[c001pe@ashrae.net](mailto:c001pe@ashrae.net)



Vice President  
Kellie Sacco  
RT Forbes

[c001vp@ashrae.net](mailto:c001vp@ashrae.net)



Secretary  
John Maw  
Ditech Controls

[c001sec@ashrae.net](mailto:c001sec@ashrae.net)



Treasurer  
Catie Ball  
Trane

[c001tr@ashrae.net](mailto:c001tr@ashrae.net)

## BOSTON CHAPTER OFFICERS 2024-2025



## President's Message

Our November meeting featured special guest and presidential ASHRAE member Ginger Scoggins. Her talk on Women in Engineering brought more women to our meetings than is typical. We were glad to see several new faces. However, overall attendance was somewhat less than normal for our meetings. To paraphrase a line of Ginger's that resonated with me, this presentation was more for the men than the women. It hit home that even those of us who consider ourselves supporters and advocates can learn from those with different perspectives than our own. And we as an industry have a lot to gain by empowering women and helping them to join our field and then stick around for a career.



Lance Brown, President

This month we're back in Waltham, with two presentations about decarbonization. The main presentation is by Bruce Lindsay, an ASHRAE Distinguished Lecturer with Trane Technologies, about using thermal energy storage in service of decarbonization goals. Before Bruce's presentation, during our "technical session" time slot, Jeff Myrdek of CBRE, will present about decarbonization audits. Jeff's contribution arose from his looking ahead to our calendar and asking for more information about decarbonization. We welcome this type of input from our members and colleagues and look forward to what Jeff and Bruce have to share.

We have two exciting things to preview about January: first, we plan to team up with Building Owners and Managers Association (BOMA) for a first-of-a-kind joint meeting. Second, see a separate announcement in this newsletter about something new we're going to try: a poster session for projects. We hope some of you will decide to show off projects you found to be innovative, interesting, or otherwise worth sharing with our members and our BOMA guests.

Lance Brown

Boston Chapter President

[president@ashraeboston.org](mailto:president@ashraeboston.org)



## Government Affairs Headlines

### Ben Pignatelli—Government Affairs Committee Chair

#### **Regulatory and Legislative Approval for the Use of A2L Refrigerants in Massachusetts**

On November 11, 2025 The Board of Building Regulations and Standards (BBRS) [accepted](#) A2L refrigerants for installation in Massachusetts based on ASHRAE and UL standards.

The Massachusetts Legislature passed [Senate Bill 2967](#) that recognizes EPA guidance on the use of A2Ls in Massachusetts. Governor Healy signed the bill on November 20, 2024.

Congratulations to Boston Chapter members who, for the past two years, communicated with legislators to ensure this legislation passed.

#### **A New Era of Energy Efficiency: The Impacts of Boston's BERDO and New York City's Local Law 97 on Commercial Lease Transactions**

These initiatives present both landlords and tenants with new challenges as they work to adapt to laws designed to enhance sustainability efforts and penalize noncompliance. Altman, Steven. Hinkley Allen. 11/25/24.

## December Meeting

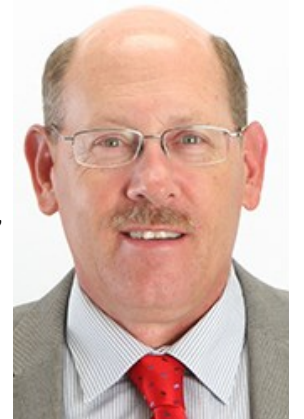
Bruce B. Lindsay, PE, CEM, CDP, is the Business Development Leader for Trane's Thermal Storage Systems (CALMAC ice tanks) and focuses on the investment tax credits in the US and Canada. Mr. Lindsay has been involved in thermal storage for over 30 years and was the Executive Director of the Electric Power Research Institute's Thermal Storage Research Center at the University of Wisconsin-Madison. He was recently the Energy Manager for Brevard County Public Schools (Florida), where he had 84 schools, of which 20 had ice storage systems. He is an ASHRAE Distinguished Lecturer and Program Chair for ASHRAE TC6.9 Thermal Storage.



Bruce Lindsay, PE, CEM, CDP

Bruce's presentation, Inflation Reduction Act and 40% Tax Credits for Thermal Storage, focuses on the challenges of decarbonization and how we can use ice to overcome that. The IRA legislation extended the 30% investment tax credits for solar and wind energy. Schools and local/state governments had not been able to utilize those credits. The IRA fixed that, giving tax-exempt organizations two options to access those funds—direct payment and transfer of credits. The IRA also expanded the technologies available for the 30% tax credits, including energy storage systems and ground source heat pumps. Bruce will dig into these credits and share case studies.

Jeffrey J. Myrdek BEP, CEA, CEM, CMVP, is the Global Director of Technical Solution Delivery for CBRE. In his current role, he is supporting audit operations for CBRE's Decarbonization and Energy Services group. As such, he manages the energy audit services for decarbonization, energy efficiency, and sustainability projects and programs. He contributes to the development of new engagement processes for all product audit services, develops proposals, and is a key subject matter expert on energy efficiency. Additional activities include the project management of portfolio wide projects and conducts audits and assessments of facilities. Additionally, Jeff assists several CBRE FM accounts, which do not have on-account energy managers, with energy project and program development.



Jeffrey Myrdek, BEP,  
CEA, CEM, CMVP

Jeff will present a technical session on Decarbonization 101: The Introduction to Carbon Reduction in the Commercial & Industrial Building Environment. His presentation will cover the objectives of decarbonization, how it relates to commercial and industrial builds, the shift in emphasis from energy units to carbon units, audits, and procurement and technology as they relate to the decarbonization process.



Presidential Award of Excellence



Boston Chapter - 2024-2025

Chapter Members	Membership Promotion Points	Student Activities Points	Research Promotion Points	History Points	Chapter Operations Points	Chapter Technology Transfer Points	Government Affairs Points	Electronic Communications Points	YEA Points
<u>974</u>	<u>1025</u>	<u>385</u>	<u>0</u>	<u>242</u>	<u>440</u>	<u>2100</u>	<u>300</u>	<u>280</u>	<u>1450</u>



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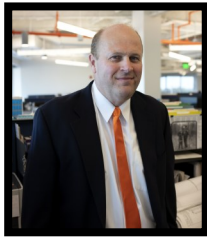
[January Meeting Poster Session—Sign up!](#)

The Boston ASHRAE Chapter is excited to announce a poster session during our January 2024 monthly meeting, inviting members to showcase their innovative projects from across the region. This session provides a unique platform for professionals, students, and researchers to present their work, share insights, and engage with fellow members. Attendees will have the opportunity to explore a variety of topics related to HVAC&R and discover the latest advancements in the field.

We encourage all members to participate, whether by displaying a poster or simply joining us to learn and network. Come be part of this vibrant exchange of ideas and collaboration within our community! Email Kellie at [c001cttc@ashrae.net](mailto:c001cttc@ashrae.net) if you have any questions or would like to sign up!

## Historical Special Feature

### Eric Edman—Historical Committee Member



Eric Edman

Hello,

Happy Holidays and a Happy New Year to all of you.

This month, I wanted to play a game of stump the chump and ask if any of you know this building? Where is it? When was it built? What makes it significant? I could really tease you and give you the answers next month.... I won't do that.



This is the Ames Building located here in Boston, MA. It is located on Court Street near the old State House and was the first skyscraper in Boston. Yes, there are church steeples that are taller but, for our purposes, we count occupiable floor space. This beautiful structure was completed in 1889 and served as an office from 1889 to 1999. It was a hotel from 2007 to 2019 and serves as a dormitory from 2020 through to today. It is the second tallest masonry load bearing wall building in the world. Chicago has the tallest by one floor. It was added to the national Register of historic places in 1974 and was later declared a Boston Landmark. It was designed by a Boston based architect who had in-house engineers design the coal fired and steam heating system. Sad to say old plans do not exist of the HVAC system(s).



Faneuil Hall/Quincy Market 1899 Postcard

What was significant about the Ames Company? Well back in the late 1800's, people actually farmed much of New England. If you travel around old farms you will probably find a plow— one of those old Horse or Oxen drawn types my great-great grandfather used in central Mass to turn the soil and grow vegetables. That old plow has been in our family garage for as long as I can remember (and what made me write this story). Where did the Ames Plow company originate? Right here in Boston. They also had a sales office in what we know and love as the Faneuil Hall and Quincy Market.

Back in the "old days", significant buildings such as the Ames Building made it onto postcards, and you could write a note to a family member and mail this postcard to just about anywhere in the US and Europe thru the postal service. That was

an early way of telling people you were important and traveling to Boston!

What I think is cool is for the past 100+ years the building has weathered well. It has stood up to a few hurricanes and the great Blizzard of '78 which can be a story for another day. To resist wind-driven rain and freezing temperatures, the perimeter walls provide a massive but porous and permeable barrier at the exterior surface that breathes, taking on moisture (and giving it back) in annual cycles. Masonry barrier walls provide durable service if there is sufficient mass to accommodate a balanced wetting and drying cycle **without** long-term net moisture gain. Heating the interior space during severe New England winters helps drive moisture from the walls and protects against mortar deterioration from frost expansion. Those old timers knew a thing or two and did not have a Revit model or even CAD2D to draw plans. I think they designed a very nice building. And yes, if you ask some folks in the building, they will take you on a mini tour if you ever want to snoop around an old historic landmark.



Ames Bldg 1902 Postcard



All this from the old plow hanging in the barn.

I really did hope to find an old drawing in the boiler room from 1885 or thereabouts. Something that would show old pipes and such. No such luck.

I did find out that Corporate Mechanical renovated the building for Suffolk University to convert the building into dormitories. There is a rooftop boiler plant, makeup air unit, dryer exhaust and water source heat pump system that keeps the 160 or so rooms warm and cool all season long without anyone breaking a sweat or thinking about an old plow.

We send our warmest greetings and well wishes to all of you for a bright and happy new year 2025. All our best to you.

Eric

# Welcome New ASHRAE® Boston Members

We welcome those that joined our chapter over the last month!

- Timothy Ferguson
- Conor Lawler
- Simon von Nieda
- Shawn McCarthy
- Celia Fitzgerald
- Robert Stewart
- Brendan Place
- Christopher Decas



**2024-25**



## BOSTON CHAPTER MEMBERSHIP BATTLE

The Membership Battle has commenced, and all employers are tied! Tune in to the January newsletter for updated standings!

### BATTLE RULES:

When: September 10, 2024 - April 1, 2025

Who wins: The firm/company/organization with the most new-member registrations. (If there is a tie for first place, the winner will be chosen randomly.)

The prize: Recognition at April meeting, (2) Red Sox tickets, and potential bonus prizes.

**JOIN  
ASHRAE  
TODAY**

Congrats to XOVIS for winning the 23-24 Membership Battle!



<https://join.ashrae.org>



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# EVENTS CALENDAR

Date	Location	Event Information
September 10	Liberty Mutual Boston, MA	Mechanical Tour and Dinner
October 15	Embassy Suites Waltham, MA	Building Envelopes & HVAC Considerations
October 23	SPIN Boston	YEA Event
November 12	DoubleTree Cambridge, MA	Women in Engineering
December 10	Embassy Suites Waltham, MA	IRA for Thermal Storage and Decarbonization
January 14	DoubleTree Cambridge, MA	Building Controls
February 4	Embassy Suites Waltham, MA	Thermal Energy Recovery
March 11	Embassy Suites Waltham, MA	Framingham Ground Source Heat Pump Pilot Project
April 8	DoubleTree Cambridge, MA	Stairway Smoke Pressurization
May 12	Pinehills Golf Club Plymouth, MA	ASHRAE Golf Outing
June 10	TBD	Installation of Officers

\*The calendar is subject to changes, please see the [ASHRAE Boston Chapter website](#) for the most up to date information!

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Boston Monthly

YEA Events

Joint Meetings

Special Events

