



The Montgomery Soil Conservation District  
18410 Muncaster Road, Derwood, MD 20855

July 20, 2022

The Honorable Gabe Albornoz, President  
Montgomery County Council  
100 Maryland Avenue  
Rockville, MD 20850

Re: Bill 13-22, Buildings- Comprehensive Building Decarbonization

Dear Council President Albornoz,

On behalf of the of the Montgomery Soil Conservation District Board, please find attached comments and recommendations concerning Bill 13-22, Buildings- Comprehensive Building Decarbonization that we respectfully ask to be entered into the public record for the July 26, 2022, public hearing.

After reviewing and weighing the merits of this legislation, our Board requests the Council consider an amendment that clarifies farming uses as defined in Chapter 59: Zoning, are included for the exemption in the proposed legislation within Manufacturing and Production Uses as outlined with section (c)(5)(A) of the proposed legislation below.

*(c) Exemptions. All-electric building standards do not apply to new construction, major renovations, or additions in:*

*(5) buildings used for the following uses, as defined in Chapter 59: 38*

- (A) Manufacturing and Production uses **including farming uses;***
- (B) Crematory;*
- (C) Life Sciences; and*
- (D) Commercial Kitchens.*

Clearly, farming uses are considered as a type of manufacturing and production. From our review of the legislation, it seems that there is a clear intention to exempt buildings used for Manufacturing and Production uses from the legislation, and as such we believe an amendment to the bill to clarify farming uses as defined by Chapter 59 would seem entirely reasonable. Given the important role our farmers play in providing a secure food supply that is essential for human life and health, an exemption to include farming uses should be considered and supported by the Council.

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The Board believes that if the Council supports our amendment, it will help to clarify which buildings and their uses under zoning would need to comply with forthcoming changes to the County's Building Code Standards. We understand that it will be important for the farming community to monitor the forthcoming proposed changes to Chapter 8 once they are drafted to ensure these changes will not negatively impact farming uses in agricultural structures.

Thank you for providing the District the opportunity to share our thoughts on this much needed amendment. Please reach out to our staff representative, John Zawitoski (301-590-2831 or via email at [john.zawitoski@montgomerycountymd.gov](mailto:john.zawitoski@montgomerycountymd.gov) if you have questions or would like us to participate in Council work sessions concerning Council Bill 13-22.

Sincerely,



Robert Butz, Chairman

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cc: Marc Elrich, County Executive  
Jeremy Criss, Director, Office of Agriculture  
John Zawitoski, District Manager