

Green Building Act Requirements - Residential

The Green Building Act, as amended by the Greener Government Buildings Amendment Act, requires publicly-owned and -financed building projects to meet the net-zero energy standards outlined in Appendix Z of the 2017 DC Energy Conservation Code – Commercial provisions. Although these standards originally applied to both residential and nonresidential projects, **residential projects are currently exempt from the net-zero energy requirements due to temporary legislation**. This resource summarizes the requirements for residential projects as of July 2026, under the Net Zero Continuity Emergency Amendment Act of 2026, which expires October 28, 2026 (unless superseded by new legislation).

Covered buildings:

- Residential projects (>50% of gross floor area)
- Publicly-owned or publicly-financed (>15%)
- New construction
- >10,000 gross square feet

Key changes from the **Net Zero Continuity Emergency Amendment Act of 2026**

For building permit applications submitted before October 28, 2026

REQUIREMENTS - BEFORE

Permit applications between 10/1/2023 - 6/29/2026

All new construction and substantial improvements:

- Enterprise Green Communities (EGC) certification
- Net-zero energy standard (Appendix Z)



REQUIREMENTS - AFTER

Permit applications between 6/30/2026 - 10/28/2026

All new construction ~~and substantial improvements:~~

- Enterprise Green Communities (EGC) certification
- ~~Net-zero energy standard (Appendix Z)~~
- Must be all-electric (no on-site combustion)

Citations:

[Green Building Act](#) (includes all active amendments)

[Greener Government Buildings Amendment Act of 2022](#)

[Net Zero Continuity Emergency Amendment Act of 2026](#)

Disclaimer: This is a summary for quick reference, and is not a comprehensive compliance tool. For additional information, refer to the cited legislation or contact DOEEGreenBuilding@dc.gov.