

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## District Department of the Environment



### Green Building Advisory Council

**Meeting Date:** 2/5/2014

**Meeting Location:** DDOE, 1200 1<sup>st</sup> Street NW

**Attendees:** Bill Updike (DDOE), Marshall Duer-Balkind (DDOE), Dave Epley (DCRA), Jess Zimbabwe (ULI), Ethan Landis (Landis Construction), John Andreoni (IMT), Scott Pomeroy (Downtown BID), Carl B. Reeverts (EPA-retired), Anica Landreneau (HOK), Maribeth DeLorenzo (DHCD), Laine Cidlowski (OP)

### Main Points/Discussion:

#### Introductions (All)

#### GBAC Work Plan (Dave Epley & Bill Updike)

- Working on Living Building Challenge and Incentives – also need to look at barriers in terms of utilities (regulatory barriers)
- Single family/low-rise multifamily green building program
  - Balance existing regulations and incentives
  - Anica mentioned the need for holistic educational plan and inclusion of organizations outside government—AIA-DC, real estate agents, etc.—and how resources need to be the first step (homeowner access education along with contractors/design community). A need for funding for an engagement program and running it as a campaign
  - Jess talked about the need for resource organization
  - Carl discussed mentioned the need to include water issues in any single family program (DC Water issues, etc.)
  - Dave mentioned the Green Building Roadmap and Historic Building Sustainability Guidelines that DCRA and DDOE have been working on
  - Ethan discussed the need to coordinate energy audits with projects and correlate when someone is getting a permit. Also mentioned how DCRA should require green building training when contractors come to get licenses (with CEUs for classes on green building); other people could benefit from training—real estate agents, appraisers, etc.
  - Maribeth discussed DHCD's single family rehab program – the list of approved contractors could use education as well. Also mentioned the need to bring the Architectural Research Institute at UDC into the conversation.
  - John talked about how there are currently no audits funded at DDOE/SEU, and the problem with not allowing the SEU to do audits

- Green Building Act
  - Marshall talked about the need to incorporate the Building Energy Performance Standard into the conversation
  - Bill talked about the idea of doing research on the cost effectiveness of LEED for certain size buildings and other programs/laws to be part of the conversation (AWDZ, C&D Recycling Law, other SDC task forces)
  - Jess mentioned the idea of having Dave/Bill flag the issues in the act that we would like to address
  
- Communication Strategy
  - Anica mentioned the idea of having a unified campaign and branding like sustainable DC—maybe even hire someone to brand Green Building DC (inside of SDC)
  - Scott suggested linking with tools that are already around
  - Laine mentioned the SDC volunteer community leaders that could be conduits for outreach
  - Carl mentioned that there are a lot of things in the space and the need for connecting the dots
  - Ethan suggested having a green building “personal trainer” program that could help people get to the finish line
  - Anica mentioned the need to connect narrative about jobs with local schools
  - Ethan mentioned how homeowners/builders pay into the Green Building Fund but get the least back currently
  
- Budget discussion – sense was to continue the course

### **Green Building Fund Grants for FY15 (Dave Epley & Bill Updike)**

- Scott suggested focusing on tenant behavior—something like Tower is doing at The Blairs
- Anica discussed a program in Austin where they are funding dual-flush retrofit kits for residential
- John mentioned more work on pushing forward residential submetering
- Ethan discussed incorporating green into inspections (training for American Society of Home Inspectors)—maybe add to the FY14 green appraisals or greening the MLS grants.
- Ethan talked about encouraging 3<sup>rd</sup> parties to look at plans for homeowners before finalized (similar to “personal trainer” discussed above)
- Anica discussed voluntary permit reductions if go through third party
- Anica mentioned using fire department as community organizing to talk about water conservation (distribute aerators, shower heads, etc.)—possible DC SEU partnership (expand definition of SEU for water)
- John seconded need for water efficiency programs
- Anica mentioned partnering with UDC on their projects

## **Benchmarking Update & Question (Marshall Duer-Balkind)**

- Marshall mentioned that there is an 83% compliance rate (though 15% of those didn't have energy data)
  - Public display of data will happen in February
  - Planning on getting data onto Build Smart DC (March), GBIG, APIs and 3<sup>rd</sup> parties too
  - April 1 is the next deadline, and 50,000SF will have to report this year along with the larger buildings
  - There are revised guideline docs online
- Carl asked about non-compliance announcements – Marshall discussed schedule for those
- Marshall mentioned that EPA is working on a multifamily Energy Star score and water use intensity
- Marshall talked about how DC will have the most complete set of data of any city
- Marshall discussed the idea of a creation of an award for most improved
- Anica talked about how NAIOP developers thought that the only reason for benchmarking was to inform tenants and stressed that we need to talk about all goals
- Marshall discussed the vacancy issue (less than 10% of floor area occupied and less than 1 FTE over year minus building operations staff will be considered vacant)
- Jess suggested doing FAQ instead of long guidelines
- Scott talked about EPA looking at restaurants inclusion into tool

## **Roundtable Updates**

- Ethan mentioned USGBC-NCR membership appreciation night at Canal Park, and NCR Advocacy Committee meeting on 2/12 (discussion of C&D recycling)
- Dave said that DCRA green building division is hiring two people (green building permitting and inspections) and is working on solar permitting and inspections streamlining
- Scott said the ULI Greenprint study of the Downtown BID would be complete in March, the Energy Summit is April 1, and the Better Building Challenge Summit is May 7-9.
- John mentioned that the Comprehensive Energy Plan has been drafted, and also discussed how the SEU is looking at benchmarking data
- Laine discussed the SDC Budget Challenge (projects announced soon), and the Mayor's Order implementation plan/task forces

## **New/Continued Action Items:**

- ❖ Do strawman proposal regarding change to Green Building Act.
- ❖ Issue Green Building Fund Grant RFA for FY14
- ❖ Create FY15 GB Fund Budget and prioritize grant ideas
- ❖ Do presentation for DHCD on Green Building Program Manual and Green Construction Code

**Date for next meeting:** April 2, 2014

**Location for next meeting:** DDOE, 1200 1<sup>st</sup> Street NW, 5<sup>th</sup> Floor

---

**Contact:** [william.updike@dc.gov](mailto:william.updike@dc.gov)