

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment

Green Building Advisory Council

Meeting Date: 08/02/2017

Meeting Location: DOEE, 1200 1st Street NW

Attendees: Molly Simpson (DOEE), Mary Lynn Wilhere (DOEE), Jay Wilson (DOEE), Marshall Duer-Balkind (DOEE), Maeve Givens (DOEE), Anica Landreneau (HOK), Carl Reeverts (Council Appointee), Eugenia Gregorio (Tower), David Epley (DCRA), Katherine Johnson (DOEE), Maribeth DeLorenzo (DOEE), Katie Bergfeld (DOEE)

Attendees (Via phone): Anna Shapiro (EOM), Lisa Mallory (DCBIA), Steven Gyor (DCOP)

Main Points/Discussion:

Introductions (All)

Staffing Updates & GBAC Membership – Jay Wilson

- Bill Updike's last day was Monday, July 31st. Jay Wilson will be running GBAC meetings until Bill Updike's replacement can be confirmed.
- Alexis Goggans, who worked in the Urban Sustainability Administration (USA) at DOEE, also left in June.
- Each GBAC appointee must be sworn in even temporarily. Several appointees' tenures are ending in December. If they wish to continue serving, they should inform Jay Wilson. If not, replacements must be found and nominated through the Mayor's office.
- Carl Reeverts hoped to receive a list of appointees on GBAC.

Green Building Fund Update

Budget – Jay Wilson

- The budget for FY18 is confirmed and will use about \$450,000 from the Green Building Fund.
- The budget for FY19 is at risk of being swept; so, the budget could decrease in the future.
- Anica Landreneau asked how GBAC appointees can communicate with the Mayor's office about concerns over the budget. Jay Wilson responded that GBAC appointees can provide input at spring hearings.
- It was also asked whether the staff can share budget details with GBAC. USA provides this information on the Mayor's tax revenue website.

Grant Projects – Jay Wilson

- An update on the general grant projects timeline was provided.
- It was agreed upon that the DOEE team would share the documentation tracking the projects as well as an update on current projects before GBAC meetings.

Green Building Report- Molly Simpson

- Maeve Givens is working on the Green Building Report for calendar years 2014-2016.
- The report is being developed in a playbook style with deep notes to

streamline the amount of information in the report. The multiyear reporting allows for more year on year comparison as well.

Update on Clean Energy DC- Marshall Duer-Balkind

- Currently, engagement is being done for comments on the plan. Marshall has met with stakeholders from the building industry including AOEBA, DCBIA, and the Green Building Council. A survey is also being done as well as public engagement.
- A tableau based interface is also being developed so that individuals can interact with the implications of Clean Energy DC.

885 Barnaby Terrace SE- David Epley

- This property is a charter school undergoing major renovations that is seeking an exemption to the Green Building Act (GBA).
- Public charter schools are not exempt under the GBA, nor have any financial hardship waivers ever been granted.
- The exemption request will have to go to GBAC through email.

Construction Code Update- David Epley

- The construction code board is progressing. The technical advisory meetings have finished.
- All amendments to the Green Construction Code and the Commercial Energy Code have been approved. Now, changes are more about clarification as opposed to about content issues.
- The Residential Energy Code is still being considered. It is a departure from the model code and proposes a significant increase (15% better) in standards.
- All three codes will go out for public comment as one package. The overall timeline for the codes include being reviewed for legal issues, then being put out by the mayor's office for public comment, and then being passed by the council.
- Appendix Z of the code provides for net-zero energy pathways.
- Eugenia Gregorio asked if, and how, the GBA could be updated. Jay Wilson responded that it is not currently on the legislative agenda; however, individual aspects of the GBA are being taken up for consideration.

Roundtable Updates

Mary Lynn Wilhere

- The District's Sustainability Awards are on October 18th at the Lincoln Theater.
- There are three upcoming workshops. On August 22nd and August 29th there will be a workshop for building engineers. On September 27th there will be a bird-friendly design workshop.
- A firm was just hired to examine Green Building business reform.

Anica Landreneau

- She went to AIA COTE, and two of the ten projects went to HOK.

Eugenia Gregorio

- In June, there was an informal meeting with a sustainability group which meets quarterly. Jay Wilson, Bill Updike, and Tommy Wells were all invited to speak.
- She is also working on two small case studies, one of which is on a solar green roof integration project on 16th Street in Montgomery County.

Carl Reeverts

- The Eastern Market Citizen group hosted a meeting with councilmember Charles Allen in order to discuss community development issues.

Katherine Johnson

- A request was just issued for a grant funded by RDF to do resiliency and renewable energy audits for affordable housing. The period for submissions closes on August 28.
- As part of Climate Ready DC, the team will develop resiliency guidelines. This project is in the early research phases.
- 7 of 8 seats on the Climate Change and Resilience Commission have been appointed by the Mayor's office. The Council has yet to make any appointments. This commission will help in informing climate resilience strategy for the 100 Resilient Cities Initiative.
- Kevin Bush, the new DC Resilience Officer, will be starting Monday.

Maribeth DeLorenzo

- She participated in the Carbon Neutral Cities Alliance meeting in Sydney and Melbourne, Australia on behalf of the District. This meeting was a wonderful opportunity to engage in dialogue and was very fruitful.

Katie Bergfeld

- Fines have yet to be issued for benchmarking regulations.
- She will be talking on August 15th with DCSEU and PACE.
- Regulation updates are in their preliminary stages.
- Washington Gas will begin providing aggregate data on a new platform beginning January 2018.

Molly Simpson

- She will be speaking in Philadelphia on August 3rd regarding the new gravity passive house and the Weinberg Commons project.
- The History Preservation Building Guidelines are in progress. A working session has been conducted, and a next draft will be available soon. There will be ANC outreach in early September.

David Epley

- Some of his staff attended the DOE energy conference in Pittsburgh. The District seemed to be a leader as it is tackling issues that were much more complex and interesting.

Steven Gyor

- The framework for the comprehensive plan will be submitted to the Council in the fall.
- Sustainable DC 2.0 has received about 2000 surveys.

Jay Wilson

- The Grant Program has been very successful. The Green Bank legislation came from a grant from the Green Building Fund.
- Projects for FY18 are being finalized.
- There was success on the micro grid grant in FY17.
- The sustainable planning and analysis grantee is working at envisioning how the Poplar Point project can integrate a living building challenge design.

Date for next meeting: Wednesday, October 4th, 2017

Location for next meeting: DOEE, 1200 1st Street NW, 5th Floor

Contact: jay.wilson@dc.gov

Green Building Fund Grant Program

Funded by the Green Building Fund, the Department of Energy and Environment in collaboration with the Department of Consumer and Regulatory Affairs, created the *Green Building Fund* Grant Program to support innovative projects to “green” the built environment in the District of Columbia. Grant projects focus on research, data analysis, training, or engagement help the District lead the way in enacting innovative policies that drive toward greater social, environmental and economic sustainability for our city. Since the program launched in 2013 through FY 2017, \$2.2 million has been invested across fifteen projects. New grant opportunities are available on a rolling basis as determined by the [Green Building Advisory Council](#). These innovative research programs provide the necessary backbone for creation of informed public policies that will help build the truly sustainable city.

Current Grant Projects

- **Green Building Case Studies and Sustainability Standards for Historic Properties**
The grantee will examine the overall building stock of the District, creating a collection of case studies with specific financial information that demonstrates the value proposition for developing, renovating, and operating high-performance buildings in the District. Second, the grantee will develop green building guidelines and resources for the preservation of historic properties. The amount available for the project in this RFA is approximately \$140,000. An award will be made in late March 2017.
- **Sustainable Development Planning and Analysis**
Using the guiding principles of the International Living Future Institute’s (ILFI) Living Community Challenge™, this project will elevate best practices and provide the technical assistance needed to support neighborhood scale projects that can achieve deep sustainability measures including net-positive energy, net-zero water, zero waste, and equitable development.
- **Microgrid and District Energy Feasibility Study**
This grant project will identify the best potential sites for initial microgrid deployment in the city and analyze barriers and opportunities including legal and regulatory issues, integration with the public utility grid, potential ownership structures, and sources and uses of funds.

Completed Grant Projects

- **Power Down DC: A Multifamily Energy and Water Challenge**
[Power Down DC](#) is a project to develop and manage an energy and water reduction competition and educational series for residents and staff of multifamily buildings to change short- and long-term behavior and reduce the use of energy and water.
- **Green Finance Analysis**

This grant funds a project to research and analyze innovative funding mechanisms that will increase public and private investment to offset first costs for deep green building design and construction approaching net-zero energy use.

- **Smarter DC Challenge**
The [Smarter DC Challenge](#) is a no-cost green business engagement program that will create a culture of sustainability in the District by transforming one thousand businesses, organizations, and institutions into sustainability stewards and champions by 2020.
- **Greening the Multiple Listing Service**
This grant funded a project to increase the awareness of existing “green” elements of the DC metro area’s Multiple Listing Service (MLS) system, to further develop additional resources in the system to focus on green building attributes, and analyzed the distribution and premium for high performance homes.
- **Green Appraisals**
This grant funded a project to increase awareness and implementation of green appraisals in the commercial real estate and finance communities in the District of Columbia including the creation of outreach materials and hosted meetings and training events with key stakeholders in order to improve competency and awareness of green appraisals.
- **Smart Buildings Plan**
This grant funded an assessment of the building data sources that are currently available in the District and a feasibility study for a “big data” smart building platform including recommendations on how to track and analyze the data, cost estimates for maintaining this information, and a strategic plan to construct and implement such a platform.
- **Zero Energy/Water and Living Building Challenge Cost/Benefit Analysis**
This grant funded a project to analyze benefits and costs of high performance, net-zero energy and water buildings and concludes that these deep green buildings can cost as little as 5% greater than traditional buildings with a return on investment in as little as three years!
- **Assessing the Health Impacts of Urban Heat Island Reduction Strategies**
This grant funded analysis to estimate daily heat related mortality risks in the District due to the local urban heat island effect, determining that the number of days with extreme urban heat island effects historically associated with high mortality would decrease significantly if urban heat island reduction measures are put into place, and provided policy guidance for the District government.
- **Energy Performance Data Quality Assurance**
This grant developed tools and a strategy for maintaining benchmarking data quality for publicly- and privately-owned buildings. DOEE is furthering these efforts through internal research and implementation of a quality assurance strategy.

- **Green Building Displays**
This grant funded the design and construction of interactive green building displays to educate and train residents and businesses on sustainable techniques and strategies that can be used to meet or exceed the building requirements in Washington, DC.
- **Green Building Program Manual**
This grant funded the creation of a digital [Green Building Roadmap](#), along with a Green Building Program Manual that contains series of guidelines relating to DCRA procedures in order to assist the public in interpreting and complying with the relevant green building and energy conservation laws and regulations.

Green Building Fund Project

Past Projects Funded

		Grant Name	Description	Research	Educate	Engage	Innovate	Implement	Total Award	FY17 BUDGETED	FY16 Expenditures	FY15 Expenditures	FY14 Expenditures	FY13 Expenditures	Notes (Yet to be amounts not reflected in totals)
2013		Green Building Manual and Roadmap (DCRA)	Development of tools and manual for private sector to navigate the Green Construction Code	X	X				\$ 100,000					\$ 100,000	
		Urban Heat Island Effect Study	Analysis of the health impacts of urban heat island effect.	X	X				\$ 20,000					\$ 20,000	
		Net Zero/Living Building Challenge Study	Financial analysis of the soft and hard (construction) costs of NZE/ LBC projects.	X	X				\$ 65,000					\$ 65,000	
2014	2015	Smart Buildings Plan	Development of a strategic plan to develop a city-wide building data analysis tool.	X			X		\$ 75,000				\$ 75,000		
		Energy Benchmarking Quality Assurance	Analysis and development of tools to increase data quality for the benchmarking program.	X	X				\$ 68,598			\$ 68,598	\$ -		
		Green Appraisals	Research and training to green the commercial appraisal industry		X	X			\$ 100,000			\$ 50,000	\$ 50,000		
		Greening the MLS	Research and training to green residential real estate sector		X	X	X		\$ 130,000			\$ 80,000	\$ 50,000		
		Green Building Displays (DCRA)	Interactive displays for residents and businesses. Most located at DCRA permit center.		X				\$ 207,000			\$ 100,000	\$ 107,000		
2016	2017	Smarter DC Challenge	Business engagement program focused on behavior change and peer-to-peer learning.		X	X		X	\$ 440,000		\$ 110,000	\$ 215,000	\$ 115,000		
		Green Finance Structures	Green Bank/Incentives/Revenue Neutral Carbon Pricing Study	X			X	X	\$ 225,000		\$ 135,000	\$ 90,000			
		Resident Engagement – Energy & Water Competition	Multifamily resident training & engagement program		X	X		X	\$ 149,893		\$ 100,000	\$ 49,893			
		Microgrid Feasibility Study	Site feasibility assessment along with regulatory and financial analysis	X			X	X	\$ 300,000	\$ 100,000	\$ 100,000	\$ 100,000			An additional 70,000 will be added for DCHA. (REDF Funds)
2017	2018	Sustainable Community Planning	Living Community planning for large development parcels. One in 2016, more in subsequent years proposed.		X		X	X	\$ 189,939	\$ 140,000	\$ 49,939				An additional 110,000 will be added for Buzzard Point. (Bag Bill/Stormwater funds)
		Historic Building Sustainability Guidelines	Development of green building retrofit guidelines for historic structures		X			X	\$ 139,980	\$ 139,980					
									\$ 2,210,410	\$ 379,980	\$ 494,939	\$ 753,491	\$ 397,000	\$ 185,000	