

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Department of Energy and Environment

**Green Building Advisory Council**

**Meeting Date: 8/6/2019**

**Meeting Location: DOEE, 1200 1st Street NE**

**Attendees (In person):** Kate Johnson (DOEE)\*, Katie Bergfeld (DOEE), Bryan Bomer (DCRA), Andrew Held (DOEE), JoAnna Saunders (DOEE), Jenn Hatch (DOEE), Maribeth DeLorenzo (DOEE), Jay Wilson (DOEE), Sharon Jaye (DOEE), Casey Studhalter (DOEE), Mark Bryan (USGBC-NCR), Seth Coan (RMI)\*, Kendra Wiley (DOEE), Seth Eckrich (DCRA), Marieme Ndaw (DCRA), Oussama Souadi (e4h ENVIRONMENTS FOR HEALTH ARCHITECTURE), Allison Dar (e4h ENVIRONMENTS FOR HEALTH ARCHITECTURE), Vance Gragg (Gragg Cardona)

**Attendees (by phone):** Lisa Mallory (DCBIA)\*, Lamont Lee (DHCD)\*, Stephen Gyor (OP)\*, Anica Landreneau (HOK)\*

*(\*denotes members of the Green Building Advisory Council)*

**Introductions (All)**

**Green Building Act Potential Exemption Request – e4h ENVIRONMENTS FOR HEALTH ARCHITECTURE**

- DCRA forwarded a potential exemption request for the Kenilworth Assisted Living Facility project to DOEE on August 6, 2019. The project wanted to discuss with the GBAC the potential for seeking an exemption from the Green Building Act, and to comply with the Green Construction code with optional points in Appendix A to achieve equivalency.
- The project is an affordable assisted living facility with 155 units located in Ward 7. They have been working with DOEE on the stormwater and wetlands issues. It is located in the 100-year floodplain, building designed to be elevated above the 500-year floodplain.
- Was advised that if this is considered a nonresidential building, would have to comply with LEED Silver rating than Enterprise Green Communities.
- Recommend talking to USGBC about pursuing LEED BD+C or LEED Homes/Midrise.

**Green Building Advisory Council Member Update – Kate Johnson, DOEE**

- Thanks to Eugenia Gregorio and Jess Zimbabwe for their service!
- Seth Coan was sworn in as the newest GBAC member on August 7, 2019.
- Fernando Arias will be sworn in soon.

**Clean Energy DC Act, Building Energy Performance Standard (BEPS) – Katie Bergfeld and Andrew Held, DOEE**

- 2018 Benchmarking data released on [Open Data](#) and our [benchmarking map](#). Future data will be on OCTO's website and update automatically.

- Compliance update: 94% submission rate for 2018. 76% complete and accurate rate.
- The ENERGY STAR score median for 2018 data for office and multifamily 2018 is 64.
- New scorecards are planned to be released by the end of FY 2019. It will provide building owners a report how buildings rank amongst similar building types.
- 3 well attended working group meetings held to date, notes to be posted on BEPS website [www.doe.dc.gov/service/beps](http://www.doe.dc.gov/service/beps).
- Next meeting: September 17<sup>th</sup>: Energy Efficiency Strategies for the Prescriptive Pathway.
- Data verification requires rulemaking process by DOEE. The first data verification cycle will start April 2020 for the 2019 data. Rules need to be drafted, may want feedback from GBAC.
- BEPS Task Force: Select GBAC private entity member. Nominations received: Anica Landreneau. No quorum present, vote/confirm over email. Any others need to be submitted to Kendra Wiley via email ([Kendra.wiley@dc.gov](mailto:Kendra.wiley@dc.gov)) by August 23, 2019.

#### **DC Budget and Green Building Fund Update – Kate Johnson (DOEE) and Dave Epley (DCRA)**

- Update to be provided via email before next meeting.
- Historically the building permit fees rules incorrectly stated the incorrect percentage of the green building fee for construction. The actual amount being collected was correct; the text was incorrect and has been fixed. The technical correction (Errata) correcting the Green Building Fee was published in the [DC Register](#).

#### **DCRA Updates, Dave Epley and Bryan Bomer (DCRA)**

- Voluntary Net-Zero Energy Program: Complete and ready to launch BETA group. Teamed up with DCSEU to provide two incentives: 1) Green Ambassador, 2) Rebate
  - Green Ambassador: DCRA staff member assigned to a project, and once permits submitted, they guide the project through the plan review process and include relevant sister agencies.
  - DCSEU Rebate: Upon issuance of permit, submit project to DCSEU for up to \$10,000 rebate per dwelling unit.
  - There are currently 6-7 projects in the pipeline. Marketing coming soon. Hope to repeat in FY 2020.
- Construction Code was re-published for a second round of public comments, open through August 26<sup>th</sup>.

#### **Roundtable Updates**

- **Anica Landreneau (HOK)** – Anica and Kate hosted a 3 hour workshop called ‘The Architect’s Guide to the Clean Energy Act’ on July 3<sup>rd</sup> at the District Architecture Center. Over 100 people attended, and a part 2 has been requested. Anica is going to Chattanooga to discuss Sustainable DC 2.0 and the Clean Energy DC Act. Anica and Cliff will present on the opening day of the ULI Fall meeting on a panel about public infrastructure. Also planning to do something with USGBC and IFMA.
- **Stephen Gyor (OP)** – The Comprehensive Plan draft will be released this Fall for public review. The Environment Framework was redlined by Councilmember Mendelson.

- **Mark Bryant (USGBC)** – Tower Companies and DCRA won awards at the Midsummer Night’s Green event on July 18<sup>th</sup>. A TRUE Zero waste workshop will be held on August 13<sup>th</sup> from 10:00 am – 3:00 pm. A hard hat tour of two Zero Net Energy Schools currently under construction is scheduled for September 11<sup>th</sup> from 10:00 am – 12:00 pm in Baltimore City. You can register [here](#). The USGBC NCR: DMV Net Zero Schools Summit will be October 17<sup>th</sup> from 8:30 am – 12:30 pm in Silver Spring. You can register [here](#).
- **Kendra Wiley (DOEE)** – The public comment period for the community solar text amendment closed on July 28<sup>th</sup>, and the Zoning Commission took final action in favor of the amendment on July 29<sup>th</sup>. Notable provisions include a 40 foot setback if the project is adjacent to certain residential zones, and a landscape buffer if the adjacent property is a public space, residential or parks and recreation use. An Order will be issued by the OAG, and will be published in a few weeks.
- **Dave Epley (DCRA)** – Seth Eckrich is an extern from DCSEU assigned to DCRA, and Marieme Ndaw is a DCRA intern. Both are primarily working on solar issues. Inspector Supervisor position just posted. 1800 solar permits so far this year; 1200 total for 2018.
- **Jay Wilson (DOEE)** – The Board has been confirmed for the Green Bank. First meeting was July 25<sup>th</sup>, next board meeting is August 14<sup>th</sup>. Hope to get Executive Director appointed by end of 2019. Financed products are in development. Forthcoming RFP for commercial developers seeking credit enhancements. Working on residential pre-development loans, gap financing for community solar, etc. to hit the market earliest Spring/Summer 2020. This Fall will begin community engagement with market sectors.
- **Bryan Bomer (DCRA)** – Green Building Professionals Seminar Series scheduled for August 28<sup>th</sup>, *Build Green, Save Green* will focus on restaurants and full service kitchens, and be the first one to have exhibitors. You can register [here](#). Presenting the Net-Zero Energy Voluntary Program at NBI’s Getting to Zero Forum in Oakland, CA October 9<sup>th</sup>-11<sup>th</sup>. The DMV Net-Zero Energy Coalition met on July 31<sup>st</sup>, and plans to present deliverables at an upcoming meeting in October.
- **Seth Coan (RMI)** – Excited to be one of the newest members of the GBAC. Does work with the Rocky Mountain Institute around green buildings. RMI has a 26 person team here in DC. [Report](#) just issued: ‘*Value Potential for the Grid-Interactive Efficient Buildings in the GSA Portfolio: A Cost-Benefit Analysis*’, focuses on the GSA portfolio. Next phase: pilot project with GSA.
- **Andrew Held (DOEE)** – Communications team has been putting together video snippets on the working groups to be released on DOEE’s Instagram, Facebook, Twitter. The first one posted on Instagram on August 6<sup>th</sup>.
- **Katie Bergfeld (DOEE)** – ULI partnered with the DowntownDC BID on an advisory services panel called [“Addressing D.C.’s Climate Change Legislation and Regulation While Enhancing Value through Real Estate Investment in Sustainability.”](#) Report with recommendations coming soon.
- **Casey Studhalter (DOEE)** – We awarded 4 net-zero energy design assistance grants totaling \$78,000. All grantees were multifamily affordable housing projects. Development of the 2022 DC Construction Code will begin in earnest soon, with heavy reliance on the Green and Commercial Energy Technical Assistance Group. Please

contact Casey Studhalter ([casey.studhalter@dc.gov](mailto:casey.studhalter@dc.gov)) if interested in assisting with code development.

- **Kate Johnson (DOEE)** – ACEEE City Clean Energy [Scorecard](#) released, DC ranked 5th of 80. The High Performance Building Hub Grant was awarded to IMT, Steven Winter & Associates, Arup, NBI, and the New York Building Energy Exchange. Draft business plan ready to share with GBAC by next meeting. Carbon Neutrality Strategy underway with completion required by Sept 30th.

The meeting adjourned at 4:55pm ET.

The next meeting will be:

**October 2, 2019**

**Department of Energy & Environment**

**1200 First Street NE, 5th Floor**