

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Department of Energy and Environment

**Green Building Advisory Council**

**Meeting Date: 10/02/2019**

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

**Attendees (In person):** Kate Johnson (DOEE)\*, Jenn Hatch (DOEE), Kendra Wiley (DOEE), JoAnna Saunders (DOEE), Mark Bryan (USGBC-NCR), Katie Bergfeld (DOEE), Andrew Held (DOEE), Seth Coan (RMI)\*, Cliff Majersik (IMT)\*, Dave Epley (DCRA)\*, Bryan Bomer (DCRA), Stephen Gyor (OP)\*, Jen Croft (DGS), Anica Landreneau (HOK)\*, Casey Studhalter (DOEE), Fernando Arias (Clark Construction)\*, Paul Gallardo (Clark Construction)

**Attendees (by phone):** None

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

**Introductions (All)**

**DOEE and DCRA NZE Grants – Casey Studhalter, DOEE, Bryan Bomer, DCRA**

- DOEE's funded four grantees for the Net-Zero Energy Project Design Assistance grant. All 4 were affordable multifamily building types, and the grant period closed September 30, 2019. Case studies coming soon.
- DCRA issued 2 incentive packages for \$15,000 each in conjunction with the DC Sustainable Energy Utility (DCSEU) plus Green Ambassador service. Will run program again in FY 2020 with a focus on residential and small commercial buildings. Case studies, marketing, and testimonials coming soon.

**Resilience Opportunity Assessment Tool Wrap Up – Casey Studhalter, DOEE**

- Resilience Assessment Toolkit (helps buildings determine climate resilience and opportunities for solar and battery storage) for existing multifamily affordable housing is complete.
- Piloted with 20 properties, access tool: <https://doee.dc.gov/climateready>
- The National Housing Trust used it on a property and was able to quickly make emergency repairs during acquisition. Talked to Fannie Mae on how to incorporate into their green lending program.

### **DC Green and Energy Codes Update – Casey Studhalter, DOEE**

- DC Construction Codes development for 2017 codes is moving forward. No major changes from second round public comments. Will not do third round of public comment; hope they'll be adopted by calendar end of year 2019.
- Technical Assistance Group to convene for 2022 code cycle. DOEE to put out call for interest through its social media.
- ICCV voting will be mid-November; DCRA and DOEE will each have 12 votes.

### **Green Building Fund 2020 Grant Projects – Kate Johnson, DOEE**

- Money for grants increased to a total of \$320,000 for FY 2020.
- Ongoing projects, funded by the Green Building Fund and other sources, include Carbon Neutrality Strategy; DOE Electrification Roadmap; High Performance Building Hub (HPB Hub); NZE Project Design Assistance; Building Electrification Initiative's cost effectiveness study for affordable multifamily housing; Resilient Design Guidelines for waterfront development, roads and infrastructure, and public buildings as well as general resilient design checklist.
  - Cliff Majersik to send HPB Hub survey to GBAC, they welcome feedback.
  - HPB Hub will hire Director in the coming year; Hub update for next meeting
- Potential Projects:
  - DCRA has \$50,000 envisioned for a Green Business Entrepreneurial Start-up Fund to award funding to small businesses wanting to enter the green building space.
  - Behavior change marketing/tenant behavior engagement study
  - Single family/small multi-family program to analyze most effective policies and programs; to complement carbon neutrality strategy.
  - Analysis of modeled energy use versus demonstrated performance using data from benchmarking database.
  - Embodied carbon: Consider as an elective in the 2022 Green Construction Code. Start with: basic disclosures and increased awareness. LEED v.1 awards a point for just running a life-cycle analysis.
  - Analysis of funding needed to bring affordable housing stock into compliance with BEPS

### **Clean Energy DC Act, Building Energy Performance Standard (BEPS) Update – Katie Bergfeld, DOEE**

- Final working group scheduled Oct 7<sup>th</sup>, 4-6pm. Informal wrap up to be followed by no-host happy hour.
- Service Provider Event scheduled for October 23<sup>rd</sup>. Please see [link](#) for registration.
- One last affordable housing subgroup still to be convened. Date TBD.
- One last campus subgroup to be held in late October.
- Mayor's Office GBAC nominated Anica Landreneau for the BEPS Task Force.
- ENERGY STAR medians to be published soon for 2018 calendar year. Office median is 64/65, multifamily is 64, and hotels is 48.

- Scorecards sent to multifamily and hotel properties. Tells them their score for 2018, where they rank among similar property types, potential energy savings, how their EUI improved or didn't over the last year, and contact information for the DC Sustainable Energy Utility. Office scorecards coming soon.
- All benchmarking data has been migrated to OpenDataDC.gov in one file from 2010 to 2018. Benchmarking map still active, but granular data will no longer be hosted there.
- Fines to be issued soon for 2018 data.

## Roundtable Updates

- **Jenn Hatch (DOEE)** – 2017 Greenhouse Gas Emissions inventory complete and to be posted online soon. 75% of GHG emissions from building sector – remains steady with previous years. Carbon Neutrality strategy technical model completed and will update at next GBAC meeting.
- **Mark Bryan (USGBC NCR)** – DMV Net Zero Schools Summit on October 17<sup>th</sup> at the Silver Spring Civic Building (1 Veterans Place), and [registration](#) is free for district schools.
  - Montgomery County Energy Summit is being planned, call for proposals is open. Second day will be added focusing on residential construction.
  - Upcoming course on how to get your ENERGY STAR score up. Call for participants open.
  - Waste Watchers 2020: Campaign targeting commercial office spaces and restaurants. The Washington Nationals have been composting and donating food. Get Convention Center on board?
- **Seth Coan (RMI)** – Staffing the Z-LAB at Getting to Zero Forum in Oakland, CA, with 20 cities represented through ACEEE with plan to result in a shared resolution. Working on Deep Energy retrofit of 2 large Federal Buildings – Reagan Building, new executive office buildings. Johnson Controls International selected as energy service company, with RMI supporting as innovation advisor. Open to suggestions.
- **Cliff Majersik (IMT)** – Important for all GBAC members to serve as BEPS ambassadors to ensure successful program implementation. Washington State and NYC following our lead. NYC technical amendment allows carbon emissions compliance using time-of-use controls. Time-of-use should be a focus of our policies going forward.
- **Dave Epley (DCRA)** – 2,100 solar permits issued in FY 2019 (40-41 MW total), 110% increase over FY 2018. 85% of systems are less than 15kW – vast majority are smaller projects. Two solar positions have been filled. DMV Net-Zero Energy Coalition meeting scheduled for November 1<sup>st</sup> at AGU Headquarters (2000 Florida Ave NW). Free to attend, [registration](#) required.
- **Stephen Gyor (OP)** – Draft of Comp Plan to be released in two weeks. Environmental protection element is relevant to the GBAC; comments welcome when comment period opens. Considering exploring a comprehensive zoning regulations amendment process to align with climate goals.

- **Jen Croft (DGS)** – Scope of work for Strategic Energy Management Plan developed, exploring options for expedited procurement. Will include standard solar Power Purchase Agreement template to cut down on procurement time.
- **Anica Landreneau (HOK)** – Presentation given at Design DC, well received. Continued work to do on BEPS outreach, a lot people are still unaware of the new law.

The meeting adjourned at 4:58 pm ET.

The next meeting will be:

**December 4, 2019**

**Department of Energy & Environment**

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