**Green Building Advisory Council**

**Meeting Date: 06/03/2020**

**Meeting Location: Online - Bluejeans**

**Attendees (all by Bluejeans/phone)**: Kate Johnson (DOEE), Michael Brown (DCRA), Jared Lang (DGS), Fernando Arias (Clark Construction)\*, Anica Landreneau (HOK)\*, Cliff Majersik (IMT)\*, Stephanie Plummer (Mom’s Clean Air Force)\*, Seth Coan (RMI)\*, Nicole Rentz (DOEE), Maribeth DeLorenzo (DOEE), Sarah Barnes (DOEE), Jay Wilson (DOEE), Andrew Held (DOEE), Ernest Chrappah (DCRA), Mark Bryan (USGBC-NCR), Justin Baker (Lilker Energy Solutions), Katie Bergfeld (DOEE), Jenn Hatch (DOEE), Tommy Wells (DOEE), Sharon Jaye (NRDC/DOEE), Casey Studhalter (DOEE), Marina Smith (DCRA)

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

**Administrative Items, Kate Johnson DOEE**

* Roll call of Green Building Advisory Council Meeting
* Overview of the agenda
* Thank you for joining
* Blue Jeans Tutorial (Kathleen Berube)

**Program and Budget Update – Director Chrappah (DCRA) and Director Wells (DOEE)**

The directors were invited to attend the meeting to provide programmatic updates related to the Green Building Fund.

Director Chrappah shared that DCRA is undergoing a transformation to improve customer experience and streamline the permit and inspection process. . DCRA is committed to working with partner agencies to green the city while taking a human centered approach. Until now green had occurred in a silo, it became clear that the silo was no longer effective. DCRA is also focusing on communicating early with customers on how to incorporate green into their projects.

 Questions and Answers:

How is green being implemented at the homeowner level? What programs is DCRA utilizing where the green construction code is not applicable?

Director Chrappah: Homeowners can learn about green features they can incorporate into their projects as they go through the process. They do this by interacting with someone at DCRA who understands greening. Michael Brown runs this division. DCRA is not aiming for everyone to be an expert in the green code. The goal is to increase the level of awareness and tighten reigns on projects where green is required. DCRA will focus on compliance and driving adoption and over time the number of green projects will blossom.

According to a study done in 2016 and 2017 DCRA improved compliance from 74% to 99% which was attributed to establishing a green division with expertise. How will DCRA not drop back in compliance without a dedicated set of resources, either central or decentralized?

Director Chrappah: Leadership in support of green building remains. The changes are meant to make sure green is accessible.

From 2015 – 2018 there was more of a 50/50 split of funds between DOEE and DCRA. In 2019 and 2020 DOEE’s budget dropped 30%. How do we ensure environmental outcomes if we don’t have an equitable distribution between agencies?

Director Chrappah: Resources have not been taken away at DCRA. There has been no reduction or elimination of positions dealing with green enforcement. 213 green building projects have been completed this year.

Would DCRA commit to doing another assessment on green code compliance and publishing the results to see if any fine tuning needs to be made in response to the reorganization?

Director Chrappah: DCRA is always interested in baselining, but there are larger issues like equity that DCRA/the nation is dealing with. Will consider and get back.

What training and credentials will staff earn to create consistence around the review process?

Director Chrappah: All plan reviewers are required to have certifications. If a staff person is interested in obtaining an energy certification, they can raise that with their supervisor, and they can do this as a part of professional development.  There is also interest in creating a boutique training for staff. This would help demystify the green process across the city.

Accountability and consistence about the review process is not about career development, but task execution. We want to ensure that the staff are getting the same training, for example the Certified Energy Manager certification, to ensure fair review.

Director Chrappah: DCRA has a pool of plan reviewers that are sourced nationally. DCRA will monitor the certifications of the contractor staff. These contractors sometimes work for other agencies because they command higher salaries, but if they are committed to sustainability, they will continue to work for DCRA even on a part time basis.

Was there a study done that identified the silo in the green division was becoming a barrier that led to the decentralization of the division?

Director Chrappah: The listening tour made it clear that the culture of the agency had to change. This led to a 19-point strategic plan to improve the agency. Many areas that have been revamped; the green division is not the last to be changed. DCRA has met or exceeded key performance indicators for 6 months in a row. We are focused on the whole agency and making DCRA a cohesive team.

Would you be willing to share interviews related to green building and energy code issues as well as KPIs that were put in place?

Director Chrappah: Customer satisfaction posted on website, DCRA is primarily focused on timeliness and efficiency of the customer experience. Will share KPIs and agency performance plan.

Closing remarks from the Directors:

Director Wells: The green building fund has been leveraged into one of the most robust urban sustainability administrations in the country. We’ve used the funds to expand from an office to an administration. It’s been the funding to be transformative for example to create the green bank and the building hub. Came to agreement that DOEE would have $900k of the green building fund for FY20, an amount that we can rely on and build from.

Director Chrappah: Not just focused on green building but improving the lives of people in the city. Would like to work together to achieve the goals of the GBAC. Equity is an issue that we have a long way to go. The conversation will continue.

**Healthy Air/Healthy Buildings vs. Building Benchmarking – *Fernando Arias, Clark Construction***

* Presentation given by Fernando Arias, Clark Construction exploring interaction between improved indoor air quality and occupant health with energy consumption.

**2019 Green Building Report – *Kathleen Berube, DOEE***

* Seeking opportunities to zoom out in scope and best represent progress on green building in DC with additional data points.
* Interest from GBAC members in tracking financing sources or business approach and options for projects. Comprehensive resource is lacking, but could highlight that information in any project examples.
	+ Should include adoption of C-PACE as metric
* How available is the data for proposed metrics and how reliable is the access year over year?
* Suggestions to include Energy Star scores for any buildings highlighted, including several years of data. New construction should be held to very high standard to be featured without proven energy performance data.
* Consider how to explore emerging issues in the report that may not have robust data, such as embodied carbon and electrification, etc.
* Interest in highlighting other innovative projects
* Intermittency and peak demand could be addressed by highlighting peak demand hours in the report and any projects that specifically support grid resiliency.
* Interest among GBAC members in forming a subcommittee to shape green building report was limited.
* Goal is to have a draft of the 2019 report completed by October, and a final version posted by end of calendar year 2020.

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

* Kristian Hoffland joined team approximately 1 month ago from DCRA Green Building Division and now working to outline prescriptive pathway for BEPS.
* Final draft of rules nearing ready for release for public comment.
* Task force meeting on Tuesday will discuss needed flexibility for COVID-19.
* Task Force also focusing on complementary programs and policies needed.
* Cost-Benefit Study called for under CEDC Act is about to be awarded. That analysis will help to develop the prescriptive pathway as well.
* Calendar Year 2019 benchmarking data is live, which sets record for earliest release.
* Poised to launch free data verification program. DOEE is working with DC SEU to offer third-party verification for this year, which will satisfy requirements.
* Three staff members hired – Tamia, Julia Field, and Kristian Hoffland.

**2017 Building Codes Update – *Casey Studhalter, DOEE***

* 2017 DC Construction Codes were published in the DC Register on Friday, May 29th and are effective immediately upon publication. Chapter 1 in the new Construction Codes outlines the instances where projects are grandfathered under the prior, 2013 Codes for one year – including having a signed design contract or approved building permits.
* The DC Register publication can be accessed at <https://www.dcregs.dc.gov/Common/DCR/Issues/IssueCategoryList.aspx?CategoryID=7&IssueID=854>. This publication breaks down the DC Supplement by code, but users will need to pair these amendments with the relevant model code for a full understanding of what is required.
* A merged copy combining the various model codes with DC specific amendments is being compiled for the Energy Conservation and Green Construction Codes, but will not be available for 4-6 months.
* The Energy Conservation Code’s Commercial Provisions includes Appendix Z, which serves as DC’s definition for net-zero energy buildings.
* GBAC members are encouraged to promote the release of the new codes wherever possible. DOEE staff will provide a statement on the new codes that can be used in any outside communications.
* DCRA announcement on new codes likely coming next week.

**Roundtable Updates**

* Updates encouraged by email given time constraints.

The meeting adjourned at 5:00 pm ET.

The next meeting will be:

**August 5, 2020**

**Department of Energy & Environment**

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