

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
Department of Energy and Environment

**Green Building Advisory Council**

**Meeting Date: 08/05/20**

**Meeting Location: Online - Bluejeans**

**Attendees (all by Bluejeans/phone):** Kate Johnson (DOEE)\*, Michael Brown (DCRA), Brooke Hartman (DGS), Fernando Arias (Clark Construction)\*, Anica Landreneau (HOK)\*, Cliff Majersik (IMT)\*, Stephanie Klein (Mom's Clean Air Force)\*, Seth Coan (RMI)\*, Edward Yim (DOEE), Andrew Held (DOEE), Mark Bryan (USGBC-NCR), Jenn Hatch (DOEE), Sharon Jaye (NRDC/DOEE), Casey Studhalter (DOEE), Marina Smith (DCRA), Linda Toth (ARUP), Holly Lennihan (Hickok Cole), Sean Fish (Steven Winter Associates), Kristian Hoffland (DOEE), LeighAnn Daly, Charis Sharp, Lindsey Falasca (IMT), David Epley (DOEE), Michael Feldman-Wiencek (DOEE)  
*(\*denotes members of the Green Building Advisory Council)*

**Administrative Items, Kathleen Berube DOEE**

- Roll call of Green Building Advisory Council Meeting
- Overview of the agenda
- Thank you for joining

**Green Building Act Exemption Request – Sean Fish, Steven Winter Associates**

- Request submitted on behalf of developer of the LAMB Public Charter School (5000 14<sup>th</sup> St NW)
- Project includes substantial renovation of the building – making it subject to the Green Building Act which requires LEED Gold certification
- To be completed in two phases – phase 1 includes the basement, first and second floor – phase 2 will be the remainder of the building and to be completed within 2 years of the first phase. Phasing is a result of project cost setbacks
- The project's preference is to certify the entire project once, as LEED Gold
- A combination of the phasing and BZA process have made specific LEED points more difficult/expensive to obtain, including:
  - Optimized Energy Performance (largest impact because of energy penalty)
  - Renewable Energy Production – feasible for added 3 points but expensive
  - Reduced Parking Footprint – cannot be met per BZA requirements
  - Site Development and Rainwater Management – BZA wants minimal changes to site
- Members of the GBAC asked for additional details surrounding the LEED score card and highlighted that no exemptions have been granted in the past for the costs of certifying being high
- DCRA highlighted a potential solution which has been used on LEED certified phased projects in the past
  - DCRA to meet with team after completion of Phase 1 to confirm that all

- expected milestones are accomplished
  - Certify as one project, understanding that additional credits will be achieved in the second phase
  - A detailed timeline for the project should be put in place
  - Little/no flexibility on meeting the LEED Gold threshold, but phasing/timing is more flexible
- SWA will undertake the following next steps:
  - Work through a phased approach and present a new score card to the GBAC
  - Report back on indoor air quality strategies and indoor air assessments to the GBAC – GBAC emphasized that the project should focus on the credits that would impact students the most
  - Provide a table outlining the options and the months involved in the phasing with information on the additional credits being considered
- It is likely that the project will be able to meet LEED Gold using the approach proposed by DCRA and no formal exemption request will be needed

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

- Described the BEPS allowances put in place for COVID
  - Compliance deadline extended one year to January 1, 2027
  - Rulemaking public comment period extended to 60 days once posted
  - DCSEU providing free data verification
  - 2018/2019 will be used as the benchmark year because 2020 anticipated to be irregular from an energy use perspective
- The next BEPS meeting is August 27, 2020. BEPS webpage (under Events and Engagements) has a recorded video of the BEPS program
- Steven Winter Associates was awarded contract to do a Cost Benefit Study as part of legislative mandate – must be completed by the end of FY20
- The BEPS Task Force continues to meet, the next meeting is August 18<sup>th</sup>
- BEPS task force won an award from USGBC-NCR for engagement

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

- Published May 29, 2020 effective for new projects
- Work continues to provide merged versions, combining the DC amendments with model code language for the building, green and energy conservation codes. Final product is expected to still take another few weeks to finalize and produce.
- DOEE and DCRA staff presented on a webinar for AIA-DC on changes to the codes
- Open offer for the codes team to do outreach – if there is an interested audience, let Casey know
- Planning to produce a recorded presentation on the codes to help with outreach
- Call for applications for the Technical Advisory Groups that will work on the development of the next codes coming soon. Casey to keep the GBAC informed of progression
- Anica will be presenting to AIA DC in August and September

- New version of Green Energy Checklist and Energy Verification Sheet on the DCRA website – corresponds with the Code Update

### **Electrification in DC – Kathleen Berube and Edward Yim, DOEE**

*Kathleen Berube, DOEE*

- BEI has completed a cost effectiveness analysis looking at the economics of electrification in DC
- Focused on 3 main building typologies in DC
- Analyzing upfront costs and operational costs
- For new construction many scenarios are showing that electric buildings are less expensive than gas counterparts
- Operational expenses are trickier because of the low cost of gas, but some scenarios also show lower operational costs
- Multifamily retrofits are also showing promising results where both upfront and operational costs are lower than gas counterfactual scenarios
- The Impacts to Low Income Communities report is almost complete and ready to share
- BEPS task force is also working on electrification and avoiding encouraging gas – offline conversation about overlap with BEI study warranted
- Encouragement to explore residential submetering as it may help align incentives and support affordability

*Edward Yim, DOEE*

- DOEE is working on a “Strategic Electrification Roadmap for Buildings and Transportation” which looks largely at electrification from a grid perspective
- Expected to be largely completed by the end of FY 20 but fully complete until April 2021
- Key deliverable will be a detailed GIS map on where the largest electrical loads will be located which could be very useful in crafting future policy and incentives

### **Green Building Fund Grants Update – DOEE**

Casey Studhalter - DOEE

- Two case studies on the FY 19 Net Zero Design Assistance Grants are completed and will be posted on the DOEE website
- DOEE is hoping to grow a catalog of case studies going forward. Please let DOEE know if there are any good candidates

*Holly Lennihan – Hickok Cole*

- Hickok Cole received an FY20 NZE Design Assistance Grant
- The team is working with an owner of a mid-80’s commercial building that is generally well suited for NZE retrofit
- ARUP completed modeling to help explore options for the ownership, including tenant conversations about plug loads and green leasing
- A big take-away was that window to wall ratio is very important, big glass box renovations are very difficult to build to net zero
- The grant was small but allowed for deep exploration of options

- The next step is for DPR to create a pricing package for the various targets

*Lindsey Falasca – IMT*

- The High Performance Building Hub is in mid to late development
- The hope is to launch in the fall with an online digital platform
- Currently working on education platform and resources that will be available
- The goal is to provide resources and build confidence for building owners, property managers, and decision makers when working on high performance buildings
- Resources will include basic BEPS and code compliance information, among others

**Round Table Updates**

- Kathleen Berube – will follow up to set up a subgroup call regarding COVID resources. Cliff, Mark, and Fernando indicated early interest
- Fernando Arias – will follow up with a call for volunteers to work on the GBAC Work Plan
- Cliff Majersik – IMT has a position open for Director of Private Sector Engagement – please help get the word out
- Seth Coan – RMI has several job openings, one for a manager within the building program
- Sharon Jaye – DOEE is hiring for an Equity and Engagement position – will follow up with job posting

The meeting adjourned at 4:46 pm ET.

The next meeting will be:

**October 7, 2020**

**Department of Energy & Environment**

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