

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: December 1, 2021 at 3pm

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=08fbfc8671751962d683de0cd03f6230>

Attendees (all by Webex/phone):

Kate Johnson* (DOEE), Anica Landreneau* (HOK), Fernando Arias* (Clark Construction), Cliff Majersik* (IMT), Casey Studhalter (DOEE), Jenn Hatch (DOEE), Katie Bergfeld (DOEE), Connor Rattey (DOEE), Michael Brown (DCRA), Michael Feldman-Wiencek (DOEE), Mark Bryan (DCSEU), Joseph Knackstedt (DHCD), Jacob Whitacre (DOEE), Zita Orji (OOG), Jessica Abralind (DOEE)

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

Commercial Energy Code Updates (Building Electrification and Net-Zero Energy) – Casey Studhalter, DOEE

- Development of the next iteration of the DC Commercial Energy Code is under way, with adoption anticipated in 2023. The Clean Energy DC plan calls for net-zero energy (NZE) codes by 2026.
- The Commercial Energy Technical Advisory Group (TAG) is currently considering all-electric building requirements for new construction for the 2023 code update. The Residential Energy TAG has already passed an all-electric proposal that is moving through the approval process. A draft is expected to be open for public comment in Spring.
- Anyone interested in joining a TAG meeting to discuss the details of this code update can contact Casey (casey.studhalter@dc.gov).
- Council Member Cheh, along with 5 co-sponsors, has proposed a bill called the Clean Energy DC Building Code Amendment Act that codifies the net-zero energy code goal from the Clean Energy DC Plan. If a new NZE code does not go into effect by 2026, Appendix Z of the current code will go into effect as a requirement. Appendix Z is currently an alternative compliance path, but no commercial building has pursued compliance using Appendix Z.
 - Information about the Clean Energy DC Building Code Amendment Act of 2021 is available here: <https://lms.dccouncil.us/Legislation/B24-0420>

Retrofit Accelerator Update – Michael Feldman-Wiencek, DOEE

- The Affordable Housing Retrofit Accelerator (AHRA) will be publicly launched this month and DOEE has already reached out to building owners that may be eligible to receive assistance.
- The AHRA is a joint effort between DOEE, DCSEU, and the DC Green Bank to provide financial and technical resources to improve existing building energy efficiency and help building owners comply with the Building Energy Performance Standard (BEPS).
- To be eligible, buildings must meet the following criteria:
 - Multifamily building

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- >50,000 ft²
- Does not meet 2021 BEPS (ENERGY STAR Score < 66 in 2019)
- Meets definition of affordable housing
- Eligible buildings may receive financial assistance for: energy audits, retro-commissioning, installation of new energy efficient building equipment, low cost-construction loans for deeper energy retrofits.
- Eligible buildings may also receive one-on-one technical guidance for: understanding BEPS regulatory requirements and deadlines, uncovering energy-saving opportunities in your building(s), developing a pathway and action plan to improve energy performance, cutting your energy costs, run your building more efficiently, and reduce your greenhouse gas emissions
- DOEE estimates that there are about 100 eligible buildings in the District.
- The AHRA is focused on affordable housing now, but DOEE is exploring options to expand the program to other property types in the future.
- The first informational webinar will be held on Dec 15. Register [here](#).
- The application is live, and buildings should apply by January 15, 2022 for priority consideration. Find more information and apply here: <https://www.dcseu.com/RetrofitAccelerator>.
- Buildings that aren't eligible are encouraged to explore resources from DCSEU, DC Green Bank, Building Innovation Hub, etc.
- Send questions to building.performance@dc.gov.

BEPS Updates & Future of the BEPS Task Force – Katie Bergfeld, DOEE

- BEPS regulations have been finalized and published. DOEE is still working to address comments on the BEPS Compliance Guidebook, but close to publishing a final version of that, as well.
- New “Knowledge Base” website will act as a portal for public information about BEPS and benchmarking programs: <https://dc.beam-portal.org/helpdesk/kb/>
- DOEE is currently testing out a building owner portal, where owners can log in and track their compliance status, upload data, etc. DOEE hopes to have this portal completed soon.
- DOEE is working with US DOE to get access to DOE's energy audit template, which will help simplify and standardize the data collection process for building owners. Also working with DOE to create a similar retro-commissioning template.
- Energy Administration will be hiring four new staff members in the next couple months.
- BEPS Task Force updates
 - Now that the BEPS program is up and running, the BEPS Task Force has been discussing their future role.
 - One option is for the BEPS Task Force to join GBAC as a sub-committee or TAG. The details of how this would be done are still being worked out, but one of the advantages is that it relieves some of the administrative burden on DOEE staff. The BEPS Task Force also has good representation from stakeholders that are not on the GBAC, including building owners, which would add new, diverse perspectives to the GBAC.

Administrative Updates – Kate Johnson, DOEE

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- DOEE is continuing to work with MOTA to fill the vacant GBAC positions (both private sector and agency representative vacancies).
- DOEE is working on two green building grant RFAs.
 - One RFA is an expansion of the design assistance grants that have been awarded over the past three years. This year's RFA will include new categories for innovative sustainability strategies that project teams can use. The RFA will be posted and publicized on DOEE's website later this month.
 - Another grant that is in the early planning stages is focused on building electrification to continue the work that's been done (and presented in the last GBAC meeting) with the Building Electrification Institute. The grant will focus on creating an approach to engage underserved communities on electrification.

Green Building Report Update – Connor Rattey, DOEE

- The 2020 Green Building Report is nearing completion. A few notable results from the analysis:
 - GHG emissions have decreased 31% since 2006.
 - The number of LEED and Enterprise Green Communities certifications only decreased slightly in 2020 despite COVID-19.
 - More green roof area was installed in 2020 than in any year other on record.
 - Between April 2019 and April 2020, about 28 MW worth of solar was brought online, for a total of 131 MW in the District, to date.
 - Over five years, we found a 6.9% decrease in EUI for private buildings compared to a 3.3% decrease in EUI for public buildings.
 - Private buildings - biggest decrease was among office and hotel buildings and the smallest was multifamily.
 - Public buildings - the biggest decrease was in offices and libraries. Two building types that increased their energy use were police and fire stations.
- Feedback from the GBAC:
 - Would be good to break out LEED certification data by certification type and level (e.g. v3, v4)
 - High level of green roofs likely driven by stormwater regulations and green area ratio
 - On EUI charts, rather than showing a straight-line reduction try something else because trend not necessarily going to continue
 - On carbon numbers, add line to show the lack of data between 2006-2009.
 - Add narrative to explain impact of weather on GHG emissions
 - Also add narrative on impact of Covid on EUI

Roundtable Updates – All

- Cliff: Bipartisan Infrastructure bill included State Energy Program (SEP), Weatherization (WAP), and \$550m in Energy Efficiency Conservation Block Grant (EECBG). DC will get its per capita

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share of each of those pots of money. Hopefully, some of those funds could be used to help MFAH comply with BEPS in FY2023 and beyond.

- Cliff: The IMT Model Ordinance for Building Performance Standards has been updated to include indoor air quality as a metric. More information available here: <https://www.imt.org/public-policy/building-performance-standards/>
- Joe: DHCD is expecting its first round of applicants for the Housing Production Trust Fund and tax credit financing. The RFP includes new, stringent green building requirements for these projects.
- Anica: Finished a three-part webinar series on managing risk and optimizing performance for BEPS.
 - Recordings of all sessions available here: <https://buildinginnovationhub.org/event/balancing-building-performance-risk-and-reward/>
 - Additional resources: <https://buildinginnovationhub.org/resource/get-started/opportunities-and-risks-for-beps/>
- Jenn: The District received an A-grade from CDP for the quality of our greenhouse gas reporting. Carbon Free DC is in the approval process and will hopefully be ready for distribution in the new year.
- Michael Brown: Residential Energy TAG voted quickly for electrification. Not sure how the CCCB will vote on the matter, but it may be helpful to have members of the public weigh in with the CCCB.

Meeting adjourned at 4:47pm.

The next meeting will be:

February 2, 2022 at 3-5pm

WebEx link TBD