

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: February 2, 2022 at 3pm

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=177833c348fd68b973b6acd68e7016d6>

Attendees (all by Webex/phone): Anica Landreneau* (HOK), Fernando Arias* (Clark Construction), Cliff Majersik* (IMT), Michael Brown* (DCRA), Stephen Gyor* (OP), Joseph Knackstedt* (DHCD), Linda Toth* (Arup), Billy Grayson* (ULI), Gonzalo Rodriguez* (Earthjustice), Casey Studhalter (DOEE), Jenn Hatch (DOEE), Katie Bergfeld (DOEE), Connor Rattey (DOEE), Michael Feldman-Wiencek (DOEE), Mark Bryan (DCSEU), Jessica Abralind (DOEE), Rebecca Esau (RMI), Erin Garnaas-Holmes (DOEE), LaNesha Kears (EOM), Booker Roary (EOM), Joe Reilly (Akridge), Jay Wilson (JLL), Jessica Jones (Enterprise Community Development), Marshall Duer-Balkind (Integral Group), Ali Alaswadi (DCRA), Janell Pagats (Arup), Maribeth DeLorenzo (DOEE), Tim Oberleiton (Earthjustice), Zita Orji (OOG), Katherine Brand (SBP)

(*denotes members of the Green Building Advisory Council)

Introductions of new and existing members – All

- Brief round of introductions to everyone in attendance.
- Kate Johnson has moved on from DOEE to a new job with C40 Cities as the Head of US Federal Affairs. Her GBAC Chair position will be filled by her replacement, who is TBD.

Swearing-in ceremony – LaNesha Kears & Booker Roary, MOTA

- Representatives from the Mayor’s Office of Talent and Appointments (MOTA) swear in the following new GBAC members:
 - Private sector representative: Linda Toth (Arup)
 - Nonprofit sector representatives: William “Billy” Grayson (ULI), Gonzalo Rodriguez (Earthjustice)
 - District agency representatives: Michael Brown (DCRA), Joe Knackstedt (DHCD)

Embodied Carbon Reduction Strategies for DC’s Climate Action Plan – Rebecca Esau, RMI

- Embodied carbon refers to the GHG emissions associated with the manufacturing, transportation, installation, maintenance, and disposal of building materials. Opportunities to reduce embodied carbon include procurement of alternative materials, reduction of machinery emissions, deconstruction/reuse of buildings, and waste reduction.
- RMI helped DOEE consider strategies to integrate embodied carbon reduction strategies into DC’s Climate Action Plan, focusing on up-front procurement since low carbon versions of materials can be purchased without adding much cost. Up front embodied carbon emissions make up about 70%’s of a building’s total emissions.
- RMI completed a report: “Reducing Embodied Carbon in Buildings” – most of material types already have low embodied carbon alternative products that are not more expensive.

<https://rmi.org/insight/reducing-embodied-carbon-in-buildings/>

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- Recommendations to DOEE:
 - Require embodied carbon reporting (ASAP/within one year)
 - Life-Cycle Assessment of products would produce Environmental Product Declarations (EPDs). Whole Building Life-Cycle Assessment (WBLCA) approximates kg CO₂e per unit area for an entire building.
 - Procure low-embodied carbon materials for municipal projects
 - AKA “Buy Clean” policies. Require EPDs and set maximum allowable embodied carbon limit for each material category that becomes more stringent over time.
 - Potential impact could cut annual CO₂e from new construction in half and kickstart local market and market awareness of low embodied carbon products.
 - Establish code requirements to reduce embodied carbon (within next four years)
 - Use same components as “Buy Clean.” Incorporated into base code or stretch code.
- Discussion and questions:
 - Anica: Did you explore whole building, maximum emission per square foot assessment?
 - A: Code is a possibility of doing that, but RMI recommends incremental approach starting with high impact materials. Whole-building approach is time-consuming and complicated.
 - Linda: Data quality differs between materials. (ARUP has DC-specific concrete data to share.) Curious how much you considered data quality for various materials?
 - A: RMI hasn’t done much work on that, but other groups are having those discussions.
 - Marshall: What about refrigerants?
 - A: Refrigerants are an important subject, but RMI did not focus on them in this analysis.
 - Links to resources and updates shared in chat:
 - <https://www.whitehouse.gov/briefing-room/statements-releases/2021/12/08/fact-sheet-president-biden-signs-executive-order-catalyzing-americas-clean-energy-economy-through-federal-sustainability/>
 - <https://www.whitehouse.gov/briefing-room/presidential-actions/2021/12/08/executive-order-on-catalyzing-clean-energy-industries-and-jobs-through-federal-sustainability/>
 - <https://www.whitehouse.gov/ceq/news-updates/2021/12/13/icymi-president-biden-signs-executive-order-catalyzing-americas-clean-energy-economy-through-federal-sustainability/>
 - <https://carbonleadershipforum.org/mep2040/>
 - <https://se2050.org/>
 - <https://www.integralgroup.com/news/refrigerants-environmental-impacts/>

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Green Building Innovation Assistance Grants – *Connor Rattey, DOEE*

- DOEE is seeking eligible entities to propose incorporating innovative green building strategies into their new or existing building projects in the District. DOEE is seeking applications for grant activities that will 1) reduce the environmental impacts of the built environment in the District, and 2) increase industry knowledge and capacity to design, construct, and operate high-performing buildings.

Applicants may propose one or more of the following for their District-based building project(s):

1. Net-zero energy,
2. Building electrification,
3. Renewable energy storage,
4. Embodied carbon reduction, and/or
5. Deconstruction and reuse.

DOEE has a total of \$175,000 available to fund multiple projects.

The deadline for application submission is **February 23, 2022** at 11:59pm. DOEE will host a virtual Q&A session on February 9, from 1-2 pm, via WebEx.

Visit <https://doee.dc.gov/node/1577526> for more information about this RFA. And check out [previous grant projects](#).

Direct all inquiries to greenbuildingrfa.grants@dc.gov.

Electric Vehicle Readiness Amendment Act of 2020 – *Michael Brown, DCRA & Casey Studhalter, DOEE*

- Act was passed but not funded in 2020. Funding is now in place in FY22 budget. DCRA and DOEE will be working together to develop the rules for enforcement. There will be a public engagement process associated with the rulemaking.
- Q: Will the rulemaking process provide more specific details on what “EV readiness” looks like?
 - A: Yes, as part of the rulemaking process, DOEE/DCRA will further define the requirements.
- Q: Is there a timeframe for the rulemaking process?
 - A: Not yet, but Michael and Casey will provide an update to the GBAC when there is more information.

Future of the BEPS Task Force – *Katie Bergfeld, DOEE*

- The BEPS Task Force was established in the Clean Energy DC Omnibus Amendment Act, with 17 members appointed by the Mayor and 12 private sector representatives, to advise DOEE on the implementation of BEPS.
- Now that the BEPS program is up and running, the BEPS Task Force has been discussing their future role, including the option to join the GBAC as a sub-committee or TAG, which would help relieve some of the administrative burden on DOEE staff.
- Options for continuation of Task Force were evaluated by the TF and DOEE staff. Consensus formed around ad-hoc meetings and absorption into GBAC as a sub-group.
- Suggested future role of BEPS TF: recommend amendments to proposed regulations issued DOEE, provide ongoing feedback on implementation of BEPS, and recommend complementary programs or policies.

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- The group would keep all public sector members and similar private sector members, but less prescriptive membership requirements to allow more flexibility.
- Group would meet 6 times per year or as needed.
- Discussion agreed on the importance of keeping the diversity of members and creating structure that values the time of participants
- Q: How would governance of sub-group relate to governance of GBAC?
 - A: Task Force/Sub-group would remain autonomous. Conversation about what the group would seek to accomplish is ongoing.
- Next Steps: Draft formal proposal for discussion and potential vote at the next BEPS TF meeting.

GBAC work plan discussion – All

- With new members and the start of a new year, it is a good time to discuss and define the GBAC's goals for 2022.
- Fernando and a couple other GBAC members worked on updating an existing GBAC work plan last year, and this effort should be restarted now. The objective of the effort will be to establish specific goals, deliverables, and timelines for the GBAC's work in 2022 and beyond so that meetings are more structured and members can feel that they are using their volunteer time effectively.
- Discussion to continue in the April meeting. Members should continue brainstorming ideas, in the meantime. DOEE may distribute a survey to collect and organize ideas ahead of the next meeting.
- Green Building Act chapter describing the establishment of the GBAC:
<https://code.dccouncil.us/us/dc/council/code/sections/6-1451.09>
- DOEE Green Building Reports: <https://doee.dc.gov/publication/green-building-reports>

Roundtable Updates – All

- Mark Bryan: DCSEU's Train Green program registration has launched for 2022:
<https://www.dcseu.com/traingreen>
- Fernando: Delivered on GBAC goal to develop the local green building workforce by training on built environment topics. Recordings of the four-part series, "What Will it Take? The Path to 2050 and Carbon-Free Buildings," available here:
<https://buildinginnovationhub.org/event/whatittakes/>
- Michael Brown: Residential Energy TAG voted to require all electric for new buildings. This effort hit a roadblock when it was called for a vote in the CCCB. A primary issue causing opposition to the requirement is that some people think it applies to renovations, when, in fact, it only applies to new construction at this point.
- Joe Knackstedt: DHCD just announced the first selections of projects that will receive funding from their affordable housing RFP, which included significantly updated green building requirements. Most of the projects will pursue EGC+ certification, with requires Zero Energy Ready Homes (ZERH) or Passive House compliance.

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- Cliff: President Biden announced the BEPS coalition, which includes DC and 32 other cities and localities from around the country. They're all committed to adopting BEPS by Earth Day of 2024, and sharing best practices with each other.
- Billy: GSA is finalizing recommendations related to Biden's new green lease requirements for government buildings. ULI and IMT will get briefed and have the opportunity to support the effort. Also, interested in collaboration opportunities with the DC Commission on Climate Change and Resilience (DC-CCCR).
- Several GBAC-affiliated organizations are hiring for key positions.

Meeting adjourned at 5:02pm.

The next meeting will be:

April 6, 2022 at 3-5pm