

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

## Green Building Advisory Council

Meeting Date: October 12, 2022 at 3pm

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=23628b15133c8938d61e4df0bd0db19b>

### Attendees (all by Webex/phone)

**GBAC Members Present:** Jenn Hatch (DOEE), Anica Landreneau (HOK), Joseph Knackstedt (DHCD), Linda Toth (Arup), Billy Grayson (ULI), June Marshall (Private Sector), Matt Floca (DGS), Michael Brown (DOB)

**GBAC Members Absent:** Stephen Gyor (OP), Cliff Majersik (IMT)

**Other Attendees:** Connor Rattey (DOEE), Casey Studhalter (DOEE), Katie Bergfeld (DOEE), Sarah Edwards (DOEE), Jamie Donovan (DOEE), Ali Alaswadi (DOB), Mark Bryan (DCSEU), Sarah Davidson (Insight Property Group), Dan Hines (Habitat for Humanity), Alyssa Wooden (DOEE), Jeff Mang (PIMA), Patti Boyd (DCSEU), John Allen (AllenBuilt)

### Administrative updates – *Connor Rattey, DOEE*

- Since the last meeting:
  - June Marshall has been formally sworn in as the newest private sector representative on the GBAC.
  - Gonzalo resigned from his nonprofit sector position after accepting a new job in the federal government.
  - Nick resigned from his nonprofit sector position after accepting a new job with DOEE.
- The GBAC currently has two vacancies for nonprofit sector representatives and one vacancy for a representative to be appointed by Council.
  - Interested candidates may apply here:  
<https://motaboardsonline.com/apply/CDm4XF/Green-Building-Advisory-Council>

### DCSEU FY23 Program Opportunities – *Mark Bryan, DCSEU*

- Community Impact Opportunities
  - Mark's role as Community Impact Manager at DCSEU is to focus on green jobs for DC residents & local economic development.
  - DCSEU offerings with community impact:
    - Income qualified efficiency fund (IQEF)
    - Solar for All
    - Affordable housing retrofit accelerator – partnering with DOEE to bring energy audits & installation to affordable housing projects
    - 50001 Ready – partnership with Lawrence Berkeley Nat'l Lab

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- Community impact programs:
  - Train Green SEICBP – free training from education partners. Offerings include training needed for professional certifications.
  - DCSEU corporate internship program (summer) – Currently accepting applications from potential interns. Also looking for more corporate partners to host interns. Reach out to Mark if interested in either.
  - DCSEU community day of service
- DCSEU workforce development program: <https://www.dcseu.com/workforce-development>
  - DC has sixth highest poverty rate in the country. Unemployment rate is 5.6%, which is 1.9% higher than the national average.
  - Fills gap for District’s workforce; helps find jobs for District residents.
  - DCSEU runs this externship program where average wages for externs are \$5k above national median.
  - Designed to connect residents 18+, provides training & certification opportunities, meet growing demand for building industry related jobs.
  - 3- or 5-month green externships, work directly with local orgs, paid 100% by DCSEU.
  - Now recruiting for winter 2023 cohort – send questions/resumes to Gleniss Brown Wade, [workforcedevelopment@dcseu.com](mailto:workforcedevelopment@dcseu.com)
  - Host orgs include building dept, DC Water, WMATA, Smithsonian, solar companies, consulting firms.
  - Offer financial literacy & coaching, computer skills, soft skills, tax prep.
  - So far 150+ residents served by WFD program; over 600 green jobs created by DCSEU for District residents since 2011; over 11 million dollars spent with District-based CBEs.
- Train Green Program – The Sustainable Energy Infrastructure Capacity Build & Pipeline Program: <https://www.dcseu.com/contractors/cbe-capacity-trainings-certifications>
  - Assist CBEs, CBE-eligible, and DMV area contractors and businesses in acquiring new skills & knowledge at no cost.
  - FY22: 125 CBE/DC-based firms registered, 204 District residents participated, 22 courses offered.
  - Benefits of program:
    - Local businesses can grow staff capacity at no cost.
    - Building owners can train staff to build internal capacity and incorporate efficiency into normal maintenance routines.
    - Individuals can gain skills and certifications.
    - Courses for everyone from beginners to professionals.
  - Eligibility:
    - Tier 1 – District residents
    - Tier 2 – District residents working outside District or non-residents working in District
    - Tier 3 – other residents and businesses in DMV area

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- Seeking new courses/instructors for FY23.
  - RFP to apply by 11/18: <https://www.dcseu.com/about/contracting-opportunities>
- Contact: [traingreen@dcseu.com](mailto:traingreen@dcseu.com)

#### **DOEE Green Building Fund FY23 Budget – Jenn Hatch, DOEE**

- Fiscal year 2023 began on Oct 1. DOEE is receiving an allocation of \$900,000/year thru FY25 from the Green Building Fund (GBF). After that, DOEE and DOB will split Green Building Fund revenues 50/50.
- Fund is currently supporting 4.8 full-time equivalent (FTE) staff at DOEE.
- DOEE is currently supporting a couple grant programs with the GBF. Four small innovation grants that were awarded in FY22 are rolling over into FY23. The GBF is also partially supporting the grant that established the Building Innovation Hub. DOEE is also reviewing applications for a Equitable Building Electrification grant that will be awarded in the coming months.
- With all the ongoing grant activity and increasing administrative burdens, DOEE is considering what new grant opportunities to offer; currently leaning toward larger research projects (e.g., building codes, electrification, embodied carbon) that won't be as cumbersome for DOEE to manage.

#### **Introduction to the Department of Buildings (DOB) – Michael Brown, DOB**

- As of October 1, 2022, DCRA has split into two agencies: the Department of Buildings (DOB) and the Department of Licensing and Consumer Protection (DLCP).
- Despite some complexity of the split, DOB is still completing all the customer-focused work on time.
- Newly calculated (unaudited) FY22 performance metrics for DOB:
  - 594 Green Construction Code permit applications reviewed
  - 416 permits issued
  - 104 green rough-in inspections; 53 passed
  - 55 applications had green final inspection; 28 passed
  - 85 project applications used the Green Construction Code; among the top 10 biggest projects: 5 multifamily buildings (1514 total units), 1 school, 1 mixed use, 2 office buildings, 1 hospital
- Anica: what is the split between buildings passing vs failing air tightness testing?
  - Michael: Not sure. However, one of DOB's goals is to put together resources that clearly define how to do commissioning in a way that will help projects pass their inspections without significant remediation.

#### **Engagement Strategy for Building Codes – Casey Studhalter, DOEE**

- Looking ahead to next code cycle: recent legislation requires an NZE energy code by end of 2026.

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- In anticipation of NZE code, Commercial Energy Code TAG is working to require electrification of new construction in 2023 codes. This has gained a lot of public interest in the codes and the code development process.
- How would people like to participate with code development officials?
- Jeff: has worked on code development in other states
  - WA does a good job – inclusive, brought a lot of participation
  - OR is a prototype for doing something quickly – they first had a laborious open process, then changed to a process where they adopted the latest standard for commercial buildings so they could expedite the adoption of it
- Sarah D: As an owner who installed solar, utility company was not equipped to handle the installation on their grid – to get buy in for electrification and NZE strategies, would be good to have Pepco and other utilities at the table.
- Joe: Ensure that this engagement strategy is broad and includes all parts of the code, not just the energy code. For building owners, the codes need to all work cohesively.
- Anica: Coordinate with Building Innovation Hub and DCSEU for stakeholder outreach.
  - In order to accomplish the move to add electrification and get to net-zero, outreach will be important, even before code goes out to public comment.
  - There are some under-resourced institutions that we might want more targeted outreach to.
- Michael: Fears of the electrification code amendment are overblown and often focus on very small and project-specific issues.

#### **GBAC Priorities Discussion – All**

- Open forum for GBAC members to identify and discuss issues for the body to work on over the coming months.
- Billy: figure out ways we could drive more on- and off-site renewable energy use by our building stock. Perhaps collaborate with Public Service Commission (PSC) and/or Pepco.
  - Also, discuss nature-positive buildings/nature-based solutions, which is becoming a popular topic in France and other European nations. Find someone to brief the GBAC about this topic.
- Joe: Work with utilities and PSC to address obstacles that developers (specifically multifamily) are facing. For instance, many projects have issues with utility metering requirements.
- Jamie: DOEE is working on updating the Clean Energy DC plan in the upcoming fiscal year. The team would love feedback and recommendations from the GBAC as they develop a new framework and strategies.
- Anica: Study costs and impacts of electrification on campuses and groups of buildings that use district energy systems. This is a hot topic among local colleges and universities. Perhaps a research topic for a future GBF grant.
- Joe: OP is doing a lot of work on expanding zoning density. Collaborate with them to incorporate green building/net-zero into this work.

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## Roundtable Updates – All

- Jenn: Will be going on parental leave next week and will miss the next two GBAC meetings.
- Billy: ULI recently released guidance on off-site renewable energy purchases (developed in partnership with Transparent Energy): <https://knowledge.uli.org/reports/research-reports/2022/off-site-renewable-energy-buyers-guide-for-real-estate>
  - ULI is open to feedback on this document (send to Billy).
  - ULI also hosted a webinar on Inflation Reduction Act's implications for real estate and climate: <https://knowledge.uli.org/en/webinars/2022/briefing-on-the-us-inflation-reduction-act-implications-for-real-estate-and-climate>
- Connor: People interested in applying to join the GBAC can apply here: <https://motaboard.applytojob.com/apply/CDm4XF/Green-Building-Advisory-Council>
- Sarah E: The DC Commission on Climate Change & Resiliency is finalizing its report, with recommendations for advancement of renewables/electrification, a transition off fossil gas, and increased climate workforce specifically in the building trades (among many other recommendations).

Meeting adjourned at 4:51 pm.

The next meeting will be:

**December 7, 2022 at 3 pm**