

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: December 7, 2022 at 3pm

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=744526b62f99a5701d3209b479ae4682>

Attendees (all by Webex/phone)

GBAC Members Present: Anica Landreneau (HOK), Joseph Knackstedt (DHCD), Billy Grayson (ULI), June Marshall (Private Sector), Matt Floca (DGS), Stephen Gyor (OP), Cliff Majersik (IMT), Mansi Talwar (GWU)

GBAC Members Absent: Jenn Hatch (DOEE), Linda Toth (Arup), Michael Brown (DOB)

Other Attendees: Connor Rattey (DOEE), Casey Studhalter (DOEE), Sarah Edwards (DOEE), Jamie Donovan (DOEE), Mark Bryan (DCSEU), Elisa Vitale (OP), Ayk Yilmaz (DOEE), Nicole Whalen (Green Compass LLC), Jim Landau (MetLife Investment), Jonathan Rifkin (DCPS), Brittany Whited (DOEE)

Administrative updates – *Connor Rattey, DOEE*

- Since the last meeting:
 - Mansi Talwar, has been sworn in as the newest nonprofit sector representative on the GBAC. She is Executive Director of Utilities, Energy, and Engineering at George Washington University.
- The GBAC currently has one vacancy for a nonprofit sector representative and one vacancy for a representative to be appointed by Council.
 - Interested candidates may apply here:
<https://motaboards.applytojob.com/apply/CDm4XF/Green-Building-Advisory-Council>
- Meeting calendar for 2023 will be distributed by the end of the month. Meetings will continue to be held on the second Wednesday of every other month, from 3-5 pm.
 - The next meeting will be February 1, 2023. Two staff from DOEE who interact the most with the Public Service Commission (PSC) will join for that meeting to discuss some of the utility-related concerns raised in the GBAC's October meeting.

Zoning Commission Case 22-01 – *Elisa Vitale, OP*

- ZC Case 22-01 was submitted by OP to allow existing non-residential buildings in Mixed-Use, Neighborhood Commercial, and Downtown zone to be converted to residential as a matter-of-right. The Zoning Commission voted to approve this zoning text amendment.
- Background:
 - Existing regulation in the Mixed-Use, Neighborhood Commercial, and Downtown zones:
 - For a building or structure in existence with a valid Certificate of Occupancy prior to November 17, 1978, or for which an application for a building permit was filed prior to November 17, 1978, a conversion of nonresidential GFA to

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residential GFA, even if in excess of otherwise permitted FAR, shall be permitted.

- The Zoning Administrator has interpreted this regulation to also apply to other residential development standards, such as lot occupancy and yards.
- OP's proposed text amendment:
 - Allow an existing legally built non-residential building to convert to residential use even if it does not comply with the following development standards:

Zone:	MU	NC	Downtown
Development Standards:	Courts	Courts	Courts
	FAR	FAR	FAR
	GAR	GAR	GAR
	Height	Height	Height
	Lot Occupancy	Lot Occupancy	N/A
	Yards	Yards	Yards
	Waterfront Setback	N/A	N/A

- Benefits of this change:
 - Eliminate the need to request zoning relief to convert existing buildings.
 - Provide opportunities for additional housing to be constructed faster and more economically.
 - Remove potential barriers to the provision of housing while requiring affordable housing in most zones.
 - No residents/tenants will be displaced by these building conversions.
 - Promote the adaptive reuse of existing buildings, which reduces embodied carbon.
- Connor: Have any projects taken advantage of this yet?
 - Answer: Unsure; OP does not have a way of tracking this because conversions are now matter-of-right and no longer need to go through the zoning process. However, the Zoning Administrator (within DOB) may be able to track this information.

Embodied Carbon: Next Steps – *Private/Nonprofit Members*

- CLF DC will be hosting a webinar on “DC Policy Impacts on Whole Building Carbon” tomorrow. <https://www.clfwashingtondc.com/event-details/clf-dc-dc-policy-impacts-on-whole-building-carbon>
- Earlier in 2022, the GBAC's private/nonprofit sector representatives drafted legislation to set limits on embodied carbon emissions. Their goal was to send the draft bill to DC Council for consideration, but the group never made it to that step in the process. A GBAC private sector member proposed the formation of a subcommittee to resume work to address embodied carbon via legislation and/or other means.
- Embodied carbon emissions are the lifecycle emissions of products and buildings. For buildings, this include pre-operational emissions, including emissions from raw material extraction, manufacturing, and transportation.

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- Momentum continues to grow as other jurisdictions pass their own embodied carbon policies. There is a growing number of resources and examples to help guide this work and cater a policy to the District's needs.
- Cliff: If the GBAC Embodied Carbon Subcommittee decides to continue drafting legislation, they should try to move quickly. There may be a good opportunity to propose legislation in the near future, as new Councilmembers take office and Council committees are established.
- Anica and Connor will coordinate a subcommittee meeting for those who expressed interest.

DC Commission on Climate Change & Resiliency: 2023 Report – Sarah Edwards, DOEE

- Report available here: <https://climatecommission.dc.gov/page/reports-4>
- The Commission was created by DC Law 21-185 in 2016.
 - 16 Members, appointed by the Mayor and City Council.
 - The Commission holds quarterly meetings, a knowledge forum, consults with agencies, writes comment letters, and issued a report to the Mayor on Climate Change (Legislatively mandated and released every three years.)
- The report's main themes are to Accelerate, Anticipate, and Empower through three pathways: Mitigation, Adaptation, and Community Engagement.
- Findings:
 - Climate Mitigation: DC has reduced carbon emissions by 40% since 2006. However, many implementation challenges remain.
 - Climate Adaptation: Increasing frequency and intensity of flood events and extreme heat days are already adversely impacting DC residents. These conditions are dynamic and evolving.
 - Community Engagement: Community engagement will be a powerful tool to mitigate the greatest vulnerabilities and address disparities.
- Recommendations Relevant to GBAC:
 - Accelerate the transition to clean energy:
 - Phase out fossil gas for buildings
 - Initiate a transition away from gas
 - Mandate electric replacement appliance for existing buildings
 - Increase proliferation of renewable energy on the electricity grid
 - Advance the efficiency and electrification of the transportation system
 - Accelerate EV infrastructure and charging capacity
 - Establish greater accountability and integrate coordination on climate actions.
 - Develop new protocols and policies to address embodied carbon emissions
 - Adaptation
 - Better incorporate flood preparedness in standard practices
 - Establish regulatory design standards for future climate conditions
 - Mitigate the adverse impacts of extreme heat

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- Leverage DC properties for innovative “cool design” strategies
- Advance resilience and preparedness for residents and businesses
- Empower all Communities
 - Expand public communication and education programs
 - Establish resilience hubs across the District with community-based leadership
 - Resilience hubs should hire and collaborate with community-based organizations
 - Expand workforce development for a green economy
 - Improve the availability and accessibility of apprenticeship programs
 - Foster new partnerships in technology and innovation
- Climate Commission will continue to discuss with other stakeholders, and plans to use subcommittees to monitor progress on the recommendations.
- The Commission’s next quarterly meeting is tomorrow from 3-5:30PM. For those interested in attending virtually:
<https://dcnet.webex.com/dcnet/url.php?frompanel=false&gourl=https%3A%2F%2Fclimatecommission.dc.gov%2Fpage%2Fmeetings-2>
- Q&A
 - Joe K: Was there any thought on how to help particular communities, like affordable housing, electrify?
 - Answer: This report calls out existing program that work well. For any new initiatives, the commission does not prescribe policies or funding amounts, and recognizes that solutions must focus on equity and making sure that the costs don’t fall on low income and marginalized communities.

Clean Energy DC 2.0 – *Jamie Donovan, DOEE*

- DOEE is kicking off an update to CEDC, which is updated every five years. Last published in 2018. Info about the existing Clean Energy DC Plan:
<https://doee.dc.gov/cleanenergydc#:~:text=Clean%20Energy%20DC%20is%20the,innovation%2C%20efficiency%2C%20and%20resiliency.>
- Since the release of CEDC, the District has made a lot of progress. We’ve had BEPS, renewable energy standards, and net zero energy codes, among many other accomplishments. However, grid modernization has not seen as much progress on the regulatory side.
- Consultants have been hired to assist with this update to CEDC, and DOEE will formally announce the process to collect feedback early in calendar year 2023.
 - CEDC 2.0 plan will be looking for next big ideas – sector and economy-wide policies.
 - The Mayor is also looking for “Big Ideas” for her next term: <https://together.dc.gov/>.
- Q&A/Discussion
 - Anica: Will there be public meetings? Encourages meetings in every Ward and GBAC will be happy to participate in these activities again.
 - Answer: Yes, the first meeting will be in early January.
 - Billy: Is it possible that this process will negatively affect BEPS or net zero energy codes?

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- Jamie: It's unlikely that CEDC 2.0 will backtrack on existing policies/programs.
- Anica: A plan update would not supersede any existing policies. Plans are only suggestions, not policy.
- Billy: hope some of the affordable housing investments are kicking off after Jan 1, and can take advantage of federal IRA, and DC/DOEE incentives:
https://www.rer.org/docs/default-source/fact-sheets/ira-energy-fact-sheet-9-20-22.pdf?sfvrsn=60de6bfa_3

Electrification Discussion – All

- Recent legislation requires an NZE energy code by end of 2026. 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.
- Casey: The Commercial Energy Code TAG is working toward adoption of new codes in late 2023/early 2024. The CCCB voted down a proposal to require electrification of commercial new construction, but approved the equivalent proposal for residential new construction. Hoping to reintroduce the proposal to be voted on again after the CCCB meets with Pepco on Dec 15.
- Anica: As a representative of the TAG, we are planning a series of education workshops in the new year to help folks understand what is in the code (for retrofits and new) and to give them an opportunity to provide feedback on the proposed code updates.
- Billy: New buildings are a great first step, but we need to start today on existing buildings if we want them to fully electrify. As the gas infrastructure becomes older, the infrastructure becomes more cost inefficient and creates equity concerns. Any solution needs to take this into account.
- June: Energy efficiency and retrofits need to take into consideration housing protection trust fund. Should talk to housing counseling services.
- Jamie: WGL climate business plan: https://dcmovict-my.sharepoint.com/:b:/g/personal/jamie_donovan_dc_gov/ETtsZ0oXwqtJv0oW_BHXwdYB9FQV2Nw9PJZaAWHvLb1NzQ?e=kar4HZ
 - Sierra Club response: https://dcmovict-my.sharepoint.com/:b:/g/personal/jamie_donovan_dc_gov/EeW89xGFmGJOKs7lv0TNWagBSb0Y4sQ5xO5MHxuf_jhGA?e=Txha27
- Anica: At CCCB- Pepco introduced some ambiguity about grid readiness.
- Casey: Pepco is also speaking on this topic on the December 15th meeting of the Construction Codes Coordinating Board. These are open to the public and all are welcome to join. Email Casey if you would like a meeting link. casey.studhalter@dc.gov
- Next steps:
 - DOEE staff who engage with the PSC will be at the next meeting, and we can prep them on interest and concerns from the GBAC.
 - Anica/Casey will share more details about upcoming codes engagement efforts in January.

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Roundtable Updates – All

- Connor: People interested in applying to join the GBAC can apply here: <https://motaboardsofamerica.com/apply/CDm4XF/Green-Building-Advisory-Council>
- Billy: ULI is looking for examples of utilities who are pricing energy in a way that encourages grid-interactive, efficient buildings. Contact Billy with any ideas/connections: billy.grayson@uli.org.
- Cliff: Today the White House Council on Environmental Quality released the draft rules for performance standards for federal buildings. Concurrently, the California Energy Commission announced that the State of California has joined the National Building Performance Standards Coalition. IMT is proud to support the state and local governments in the Coalition, including DC and Montgomery County.
 - IMT's press release: <https://www.imt.org/news/bps-for-federal-buildings-released-and-national-bps-coalition-expands-to-state-of-california/>
- Joe: DHCD is starting to work on 2023 QAP, which defines the standards that developers must meet to request DHCD funding for affordable housing. This work will begin in January, and Joe will share updates and opportunities for input.
- Casey: Montgomery County passed their electrification requirement. It requires new building electrification by 2026 and is similar to the District's recent legislation to require NZE codes by 2026.
 - <https://www.wusa9.com/article/news/local/maryland/montgomery-county-passed-marylands-comprehensive-building-decarbonization-legislation/65-6b9a05c5-1c85-4791-93fa-adc5f4d6f638>
- Connor: DPW's Zero Waste DC plan is open for public comment: <https://zerowaste.dc.gov/zwdcplan>

Meeting adjourned at 5:02 PM.

The next meeting will be:

February 1, 2023 at 3 pm