

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: February 1, 2023 at 3pm

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=4e48a02c94ba9e318a704d82adf61665>

Attendees (all by Webex/phone)

GBAC Members Present: Anica Landreneau (HOK), Joseph Knackstedt (DHCD), Billy Grayson (ULI), Matt Floca (DGS), Stephen Gyor (OP), Cliff Majersik (IMT), Mansi Talwar (GWU), Linda Toth (Arup), Michael Brown (DOB)

GBAC Members Absent: Jenn Hatch (DOEE), June Marshall (Private Sector)

Other Attendees: Connor Rattey (DOEE), Casey Studhalter (DOEE), Antonio Yaquian (DOEE), Dan Hines (Habitat for Humanity), Katya Botwinick (DOEE), Andrea Foss (Steven Winters Associates), Aky Yilmaz (DOEE), Anthony Scerbo (OOG), Jennifer Johnston (DOEE), Mansi Talwar (GWU), Sonia Weil (CM Charles Allen’s Office), Cristine Gibney (DOEE), Mark Bryan (DCSEU), Patti Boyd (DCSEU), Ali Alaswadi (DOB), Jamie Donovan (DOEE), Jonathan Rifkin (DCPS), Brittany Whited (DOEE)

Administrative updates – *Connor Rattey, DOEE*

- 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://motboards.applytojob.com/apply/CDm4XF/Green-Building-Advisory-Council>

Public Service Commission Updates – *Katya Botwinick, DOEE*

- Commissioner Ted Trabue was recently appointed to the PSC from the DCSEU, and now all three PSC positions are filled.
- PSC oversight hearing scheduled for March 1st – Committee on Economic Development (Councilmember McDuffie is chair).
- Groups like the GBAC have the opportunity to weigh in on the PSC at their oversight hearing, and can also write letters to weigh in on PSC cases.
- DOEE intervenes in PSC cases by writing comments to voice support or advocate for changes.
- Highlighting three notable cases for the GBAC:
- FC1167: Utility Climate Business Plans
 - Case filings: <https://edocket.dcpsec.org/public/search/casenumber/fc1167>
 - Created to discuss the WGL and Pepco climate business plans.
 - Docket also includes legal brief and reports about electrification.
 - PSC has yet to issue an order or make any decision on this case.
 - The DC Government will soon file its Strategic Electrification Roadmap in this docket.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

- DOEE works with OAG to file comments on the docket. Filings are under “DC Government” (DCG).
- DOEE has commented that WGL’s plan is not sufficient. It includes hydrogen and renewable fossil gas and lacks a plan to decommission assets.
- DOEE is about to file a Strategic Electrification Roadmap, which will lay out what we can expect for demand on the grid as we electrify.
- CEDC law gives the PSC authority to guide the utility to meet District’s goals. OPC submitted comments to support that they have the authority to order electrification. However, PSC does not claim to have the authority.
- While these plans have not been approved, WGL is proceeding as if they have been.
- FC 1169: WGL Rate Case
 - In 2022, WGL filled an application to increase their rates by ~20%. Included in this application were two new “Climate” provisions: the Climate Progress Adjustment (CPA) and the Climate Action Recovery Tariff (CART).
 - Any utility rate increases must be approved by PSC.
 - DOEE/DCG has already filled testimony and rebuttal testimony arguing against approving the CPA and CART provisions.
 - Currently in the process of settlement conferences and counter-offers between parties.
 - WGL has not yet gotten rid of either provision.
- FC 1175: PROJECTpipes 3
 - A 40-year replacement program targets old, leak-prone pipes for replacement. Replacing this infrastructure stands in conflict with the District’s climate goals and it has proven to be an extremely expensive and inefficient program that doesn’t even prioritize the worst leaks.
 - WGL has already completed Pipes 1 and Pipes 2 – DOEE strong opposed both. Pipes 3 is the next installment, which likely cost ratepayers another \$500+ million.
 - DOEE is currently working on another MOU with OAG to obtain an expert witness for this case.
 - This case has a tight timeline, but OPC has asked for additional time (extension to May 22). DOEE supports this time extension.
 - This program is not a good use of ratepayer money and will lead to more stranded assets.
 - DOEE has done a study to understand methane leaks across the city. DOEE also did a follow up study to get a deeper understanding about the leaks in seven neighborhoods. Did an economic analysis comparing the cost of fixing leaky pipes vs electrifying the homes in the neighborhoods. DOEE believes that neighborhood-scale electrification is a more productive use of funds than continuing to replace pipes. The findings from this study will be published soon.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

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

- Embodied carbon emissions are the lifecycle emissions of products and buildings. For buildings, this includes pre-operational emissions, including emissions from raw material extraction, manufacturing, and transportation.
- 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.
- The GBAC Embodied Carbon subcommittee decided to write a letter to Councilmember Allen and the Committee on Transportation and the Environment as the next action.
- Draft letter includes an invitation for Councilmembers to meet with the GBAC to discuss this and other priorities for the built environment. Members will work to send the letter next week.
- Cliff: Potential legislation would address both DC government procurement as well as private sector construction. This requirement would make sense as an addition to the building code.

BEPS Greenhouse Gas Study – *Ayk Yilmaz, DOEE*

- Link to study: <https://dc.beam-portal.org/helpdesk/kb/BEPS/85/>
- DOEE published a report assessing whether the building energy performance standard should be revised to a standard based on GHG emissions reductions rather than EnergyStar score. Report includes recommendations for a method and timeline for making this change, including any statutory changes needed.
- Study framework: DOEE consulted with IMT, the BEPS Task Force, and agency partners to expand upon the existing analysis framework and incorporate qualitative evaluation of various policy packages. The study is broken into five parts:
 - Discussion of components of a BEPS policy;
 - Description of policy packages considered in this study;
 - Technical analysis estimating the energy and GHG savings;
 - Evaluation criteria DOEE intends to use to grade policy packages; and
 - DOEE's policy and statutory recommendations.
- Components of a BEPS: policy structure, metrics, compliance pathways.
- Ayk reviewed three options: recalculated structure; a fixed limit structure, which the standards change over time; and a long term trajectory target (with interim targets) for each building.
- DOEE evaluated several combinations of changes that could be made to the BEPS program and modeled the GHG emissions that could be avoided with each option.
- Each option was evaluated using the following criteria (which were developed through a collaborative process with IMT and other stakeholders): alignment with DC's goals/commitments; social and racial equity; regulatory fairness; jobs and economic growth; maximize certainty; transparency; drive early action; accommodate building life cycle events; simplicity; ease of compliance/implementation.
- Trajectory Package B was found to be the most effective option, avoiding 3.1 million metric tons of CO₂e by 2050.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

- Trajectory Package B sets long-term 2050 site EUI and on-site GHG intensity targets by property type and establishes interim building-specific targets that must be met every 6 years. Benefits of this package include:
 - It saves the most energy and avoids the most emissions over time.
 - Meets most of the evaluation criteria.
 - Building owners will have long-term targets tied to a specific policy goal that they can use to plan around building lifecycle events (like capitalization plans).
 - Sends a clear market signal to phase out fossil fuels, while ensuring electrification is done with energy efficiency in mind.
- Based on the result of the technical analysis and review of the policy evaluation, DOEE recommends that BEPS be modified to align with the Trajectory Package B, effective in 2032.
- The report includes statutory recommendations related to granting additional authority to DOEE that would allow the agency to implement these changes to the BEPS program.
- Cliff: This will require new legislation that the GBAC should weigh in on. Even though changes to the BEPS program are not proposed for several years, the legislation is needed soon in order to signal these changes to the market and help building owners plan accordingly. Want to avoid building owners wasting money on updating gas equipment.
- Anica: Can you clarify which pathway hits our target reduction by 2045? Or do we still need to develop deeper reductions?
 - Cliff: the study is still based on 2050. DOEE can't move forward without additional legislation, we don't need to update this study to address this issue. It's likely that we could pass new legislation that would task DOEE with getting buildings to zero emission by 2045.
- The District's [Carbon Free DC plan](#) provides additional information about the District's long-term plan for GHG reductions. It is also based on the 2050 timeline, but DOEE is seeking to update it to reflect new commitment to carbon neutrality by 2045.

DHCD Qualified Allocation Plan Updates – Joe Knackstedt, DHCD

- DHCD publishes a qualified allocation plan (QAP) that lays out the requirements and selection process for affordable housing projects applying for District or federal funding.
- The 2021 QAP has some of the most stringent sustainability requirements in the nation; they require buildings >50k sf to achieve Enterprise Green Communities Plus (EGC+) certification, they mandate BEPS compliance, and they include several options for projects to earn additional points for advanced green building practices.
- The proposed QAP is available here: <https://dhcd.dc.gov/publication/2023-low-income-housing-tax-credit-qualified-allocation-plan-qap>
- DHCD will publish a notice with dates for a hearing and public comment process. The GBAC is encouraged to weigh in on the QAP. Reach out to Joe with any questions.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Roundtable Updates – All

- Those interested in applying to join the GBAC can apply here:
<https://motaboards.applytojob.com/apply/CDm4XF/Green-Building-Advisory-Council>
- Dan: The Mid-Atlantic Building Science Symposium will be hosted in Silver Spring, MD on February 23-24. More info here: <https://bsandbeerkc.org/mid-atlantic>
 - Early bird registration available until Feb 15.
 - Nick Burger & Dan Hines run a local BS+Beer chapter that has monthly field trips and gatherings to learn about and discuss building science topics. To be added to the mailing list, contact nickburger@yahoo.com or hinesdj@gmail.com.
- [Greenbuild](#) will be hosted in DC on Sept 26-29, 2023.
 - [Apply to join the Host Committee](#) by February 8.
 - [Submit a proposal for a building tour](#) by March 1.
- District Sustainability Awards: Individuals, businesses, and organizations are invited to apply for the District Sustainability Awards and the Clean Energy DC Award. Applications are due by February 10. <https://doee.dc.gov/service/sustainabilityawards>
 - The District Sustainability Awards highlight businesses, individuals, and organizations that are working towards a more sustainable DC. Awardees' projects and programs support the Mayor's [Sustainable DC](#) 2.0 Plan, which aims to make the District the nation's healthiest, greenest, most livable city; it encompasses governance, equity, built environment, climate, economy, education, energy, food, health, nature, transportation, waste, and water.
- Anica: Casey and Anica will be presenting at the Getting to Zero forum in May in Minneapolis about the electrification code adoption process. Anica also speaking in June at AIA Conference about tools developed to help incorporate BEPS into owner-architect agreements and construction contracts. Working on a white paper on incorporating BEPS compliance into asset evaluation/valuation.
- Billy: ULI published a report on the feasibility of converting commercial real estate to multifamily: https://knowledge.uli.org/-/media/files/research-reports/2023/behind-the-facade_conversion-report.pdf?rev=93f81cc8c9dc44b395da065a300c383e&hash=F7F7C5EFA7173F36A0B49FD0B2E4F3C5
- Linda: ARUP is working to influence decarbonization for the ILFI conference coming to DC in May. The planning committee is looking for more building projects to feature at the conference (tours or co-sponsored events). Reach out to Linda with any ideas.
- Matt: DGS submitted a concept paper to DOE on Renew America Schools grant, including funds for renewable energy. Hoping for federal funding on this program.
- Mansi: [ASHRAE Decarbonization Conference](#) coming up in October. GWU coming up with a plan for 2030 carbon neutrality goal. Looking to take a longer-term approach to compliance with BEPS and future policies in DC, looking for a longer term approach.

Meeting adjourned at 4:58 PM.

The next meeting will be:

April 5, 2023 at 3 pm