

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment

Green Building Advisory Council

Meeting Date: 2/07/2018

Meeting Location: DOEE, 1200 1st Street NW

Attendees (In person): (*denotes members of the Green Building Advisory Council)

Fernando Arias (Clark Construction), Katie Bergfeld (DOEE), Mark Bryan (USGBC), Zach Dobelbower* (DGS), Maribeth DeLorenzo (DOEE), Marshall Duer-Balkind (DOEE), David Epley* (DCRA), Eugenia Gregorio* (Tower Companies), Steven Gyor* (DCOP), Jenn Hatch (DOEE), Katherine Johnson (DOEE), Anica Landreneau* (HOK), Cliff Majersik* (IMT), Carl Reeverts* (Ret. EPA), Molly Simpson (DOEE), Casey Studhalter (DOEE), Kelly Watson (DCRA), Jay Wilson (DOEE)*.

Attendees (Via phone):

Maureen Holman (DC Water), Sandy Wiggins* (Consilience LLC), Mary Lynn Wilhere (DOEE), Jessica Zimbabwe* (ULI)

Main Points/Discussion:

Introductions (All)

- DOEE Staff Updates: Kate Johnson is now the Branch Chief, Green Building & Climate at DOEE and will be acting chair of the GBAC as part of that new role. Jay Wilson is currently on detail in the Office of the Director and will be working on implementing clean energy & climate goals with sister agencies and large private development projects. Two new staff introduced on the DOEE, Green Building & Climate Branch; Jenn Hatch and Casey Studhalter.

Building Code Update and Public Comment Period:

- The technical advisory groups have finished their review and the majority of the comments have come back from legal review by the Attorney General's office. Once that process is complete, the package will go through the Mayor's Office to be released for the first round of public comments, tentatively in late February/early March. For context, during the last code update, there were three rounds of public comments. DCRA appreciates feedback on these drafts as they move forward and asked if members would help disseminate the draft to their networks during the public comment period.
- Potential changes include mandatory continuous insulation, envelope commissioning, lighting requirements. The technical advisory group also did a lot of work to condense and streamline the code as there are currently two commercial codes. They have also added Appendix Z, which is a net zero energy standard for commercial buildings. This basically provides alternative compliance pathways to meet the Energy Code.
- On the residential side, the code is intended to be one step away from net zero. There is also a new section on energy efficiency options.
- Green Code has minor updates but the bulk of the changes are on the energy code.
- How to engage private sector members & networks going forward on this?
 - In the past, panel discussions that included the private sector, particularly during the public comment period, were helpful. Dave Epley said they are planning to start

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education and outreach once the update is released for public comment. Please let DOEE and DCRA know if you'd be interested in hosting a presentation.

- Cliff Majersik said that IMT is planning to do a cost effectiveness study of major code changes.

Sustainable DC (SDC) 2.0 Update:

- The team is currently finalizing recommendations from the working groups and will be holding a [community meeting on February 13th @ 8pm](#) where people will be able to see the key themes that have emerged and more specifics on what each working group has come up with.
- Next steps are for the consultant to do a gap analysis between proposed goals/targets and the actions identified, and release a draft framework for broader public comment by late April.
- Kate Johnson, Jay Wilson, Marshall Duer-Balkind and Jason Hercules (community co-chair) have been co-chairing the Energy, Climate, and Built Environment working group. Key themes from that group:
 - Climate: No major changes to the spirit, but even though the SDC plan only runs through 2032, they have worked to acknowledge the District's longer-term climate goals.
 - Built Environment: Overall there has been feedback to broaden the focus of some of the goals, for example by broadening the language of the goals beyond a level of LEED certification and expanding the definition of sustainability to include not only energy, but also health, accessibility, and to reinforce climate goals.
 - Energy: Tried to align targets and actions with the Clean Energy DC plan and expanded the focus to include smaller buildings. Also expanded thinking on renewables beyond electricity, and resilience. Finally, the group inserted some shorter-term timelines for some actions to spur them on.
- While these categories are where most of the green building-related items fall, there is natural overlap in other categories. For example, interest in green schools by the education working group.
- In SDC 2.0 is there more focus on how the city will achieve the targets? This is the benefit of having the consultants look at the targets and actions and see whether they will allow the city to meet the goals. And knowing Sustainable DC will never be as detailed as other plans, such as Clean Energy DC & Climate Ready DC, some of the strategy to achieve the goals is in adding language to the SDC plan to implement and regularly update some of the other related plans.
- GBAC members agreed that communications is key – both what the city has already achieved and what it has yet to do. Question as to whether more progress is hindered if people don't know what the city is already doing around green buildings (and more). To that point, in the next phases in SDC 2.0 we are particularly working to engage communities that weren't necessarily involved in the original plan. DOEE/OP are particularly interested to hear from anyone with thoughts/ideas about outreach avenues that have worked well in the past.
 - Has anyone moved away from talking about carbon/energy goals (industry lingo) and more into more accessible language? DOEE has been watching NYC's work on behavior change and how to communicate to spur individual action. At the same time, there is also a push to be more quantifiable, so a start might be that the plan has goals (more narrative) linked to targets (quantitative).

Green Building Fund and Green Building Report Update:

- DOEE will use some FY17 Green Building Fund resources to develop resilient design guidelines and a resilience checklist for large-scale development. In the first year, we'll identify 3 priority

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infrastructure types to develop those guidelines for. The checklist will be more for capital planning, with a view toward something that could be used for large-scale private development. Work will begin once a contract is signed, expected in late March.

- DOEE and the Historic Preservation Office have developed a draft Sustainability Guide for Existing and Historic Properties. It will be posted on planning.dc.gov next week and open for public comment before it is reviewed by the Historic Preservation Review Board in March. Submit comments/questions to historic.preservation@dc.gov.
- The [Green Building Report is now published](#) for 2014-2016! It is now in an easier-to-understand slide format with notes for more detail.
- FY17 Green Building Fund RFA: [RFA will be released](#) (2/9/18) and posted on the DOEE website for a grantee to develop deep green building tools to move the private sector forward. The goal is for the grantee to put together a set of quick technical documents that would help engineers, architects, and developers get to deeper green and couple it with in-person training. RFA closes March 12, 2018 at 4:30pm.

RFA details here: <https://doee.dc.gov/node/1308131>

Legislative Discussion – [Solar Ready Roofs and Sustainable Development Amendment Act of 2017](#):

- Update on the 12/13/17 hearing: Director Wells (DOEE) testified, incorporating comments from DCRA. Councilmember Cheh would like to work with the GBAC to improve the language and has requested written feedback on where it could be strengthened/clarified.
- Any talk of incentives during the hearing? Dave Epley noted that the solar market in DC is already heavily incentivized through SRECs, streamlined permitting, reduced permitting fees, federal incentives, etc.
- DCRA has identified several areas for clarification and/or adjustment. Examples: the bill designates DOEE as the enforcement authority, but DCRA has a natural alignment in that role as part of building permitting process. Based on the technical nature of a lot of their comments, DCRA proposed an in-person meeting and suggested that DOEE and DCRA work together, through their council liaisons, to set this up.
- For the non-agency members of the GBAC, these minutes could be a starting point for high-level written feedback. Anica Landreneau offered to coordinate the submission with feedback from others. There is no specific deadline for providing comments but Cliff Majersik noted that there is a desire to move this forward quickly.
- One challenge noted with the proposed legislation is that the threshold for onsite generation is a set percentage. This could prove difficult or impossible for larger buildings to achieve, while it is a missed opportunity for stretch targets for smaller buildings.
- There may be opportunities to align the proposed bill with other efforts currently underway. For example, the building code updates will address the solar ready elements and may be in place ahead of the draft bill's timeline. It may also be possible to align some terms and definitions with those already established in the Green Buildings Act and elsewhere.

Roundtable Updates

- Marshall Duer-Balkind, DOEE: The Clean Energy DC Plan has been reviewed by other agencies and is now going to the Office of the Mayor for review. The goal is to release the final in March. The plan will also be released with the agency's responses to specific comments received during the comment period. Changes since the draft: the model has been revised and now finds 50% more savings from buildings, there is a new chapter on equity with a specific action on capacity-

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building for groups to engage in energy planning, and there are specific actions around electrification of the bus fleet and autonomous vehicles.

- Suggestion for future: some type of presentation (webinar?) on the final version to the GBAC when it is released, to talk through the plan and really get into the details.
- Stephen Gyor, OP: Comprehensive Plan Update: The Comp plan is a 20-year plan that gets updated every 5 years. During this update cycle they received 3,000 amendments. The plan will reflect Sustainable DC, Climate Ready DC, and Clean Energy DC – challenge currently is to update it as Sustainable DC 2.0 is also getting updated. The Mayor sent the framework of the plan to the Council and there will be a [hearing in the Committee of the Whole on March 20th @ 2pm](#).
- Maribeth DeLorenzo, DOEE: Update on the Office of Resilience is that in addition to Chief Resilience Officer Kevin Bush, there is a new Commission on Climate Change and Resilience. 15 of the 16 members have been appointed so they have not yet scheduled their first meeting, but DOEE will share that when we get it and their meetings will be open to the public. DOEE will help to share information back and forth between this group and that Commission.
 - UPDATE: The first meeting of the Commission on Climate Change and Resilience will be March 7th from 3-6pm at the Wilson Building, room G9.
- Katie Bergfeld, DOEE: This is the benchmarking program's busy time of the year, with this year's deadline of April 2, 2018. The updated reporting template will be published by the end of next week. This year they will also be receiving water efficiency scores as a new data point. Washington Gas released their system for providing aggregate data for natural gas which they are hopeful will get them better data.
- Molly Simpson, DOEE: Solar For All was passed in 2016 as part of the RPS Expansion Act, with the goal of providing the benefits of locally-generated solar energy to low-income households, small businesses, nonprofits, and seniors. The big targets are to serve 100,000 low-income households and to reduce their energy bills by 50% by 2032. Currently the program is in the first of three phases; in its first 5 months, the program has awarded \$12.6 million in grants to 9 grantees, launched a job training program (Solar Works DC) and connected the first community solar project (~500 kW) in Ward 8. Now they are starting to think about next steps which were presented at their last stakeholder meeting. Molly will share more details about the options presented and will share the date of the next meeting (March) as it would be great to have a broader section of stakeholder, including private developers, in the mix.
- Carl Reeverts, Ret. EPA: Asked about what other work is being done with ANCs and whether that has been valuable. Jay said they held a few successful meetings and while they have not done one in a while, staff are available if there is interest. Carl noted that one member of ANC6B who was very interested in green buildings has stepped down. Carl also announced the formation of the Environmental Protection Network – a group of former EPA employees -- who are interested in providing assistance to stakeholders, which includes GBAC. He noted they have a wealth of expertise available for collaboration.
- Zach Dobelbower, DGS: In 2017, DGS had 12 projects LEED certified bringing the total to 49, with 50 more registered. This was their second summer running a demand response program, which

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reduced 4.1MW of load reduction during the test and for which they will get \$155,000 in revenue based on that reduction. They hope to continue to expand that program. Regarding solar, they deployed (through a PPA) ~6MW in FY17, bringing the total to 9.1MW of solar. They have an additional 3.2MW planned for 2018. In terms of wind, they generated ~113,000 MW in 2017 and outperformed 2016. Approximately 60% of it is generated in 3 months (November – January) and is falling a little shy of original targets of ~125,000MW.

- Eugenia Gregorio, Tower Companies: They are expanding beyond paper towel composting in offices to include food and other organics. They are also a FitWel Champion and are committed to certifying a number of buildings in the next 18 months, submitting a project this week and hoping to be the first multifamily building in this area to do it. Their Green Lease Leaders program comes out soon. Recently they did a big update on their green office lease and now have standard green leases for other properties so they have something ready-to-go for any type of property. They are still working on a 170kW solar installation on a multi-family high-rise apartment. Also trying to expand real-time water metering, but are having trouble getting access to data without major hardware changes/interruptions and looking for connections to anyone who has had success in doing this.
- Jay Wilson, DOEE: In his new role, he will be concentrating on implementation of clean energy & climate goals with sister agencies and large private development projects. On that note, the District has an MOU with Denmark and on March 15-16 some industry delegates are coming to talk about district energy with senior government and industry leaders.
- Anica Landreneau, HOK: HOK just surpassed 300 certified projects. Partnered with BREEAM USA in the UK and helping them roll out in the US. CEO announced at the end of last year that they would have 2 net zero projects in their portfolio under construction this year. So for this region, every project has a net zero option and they've had some bites including one award last week for a retrofit of ~60k sq ft in Dupont Circle.
- Dave Epley, DCRA: They will be hiring some folks in plan review that people/networks might know some people who are good fit. Stay tuned for the announcements.
 - UPDATE: DCRA is currently recruiting a Supervisory Green Building Reviewer (ID 2675), you must apply at <http://dchr.dc.gov>. The function of this position is to supervise the activities of the Green Building Division's Plan Reviewers and the Third Party Energy/Green Plan Review Program to ensure compliance with applicable policies, regulations, and procedures. The complete job description is attached. Please feel free to share with people that you believe will be a good fit for our program. if you have any questions please reply directly to this email.
- Mark Bryan, USGBC: LEED v.4.1 is coming soon, as is LEED for Residential. They are hoping to release a net zero carbon verification pathway in the next several months as well.
- Cliff Majersik, IMT: David Cohan has recently joined IMT from the US DOE and is working on codes. The Chair of DC Public Service Commission (independent agency) is term limited and her term is up this summer. If anyone knows of someone interested and qualified, it would be great to know. Commissioners are appointed by the Mayor, but the first step is to identify those who

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are interested. Update from other cities: [Chicago](#) & [NYC](#) are adopting new laws requiring all buildings over 50,000 sq. ft (public, private, multi-family, commercial, etc.) to display energy performance information (star rating system in Chicago/A-F grades in NYC) at building entrances. For more information, IMT has blog posts on both [Chicago](#) & [NYC](#). Also in NYC, last year [Mayor de Blasio proposed](#) fossil fuel caps that would apply to all buildings over 25,000 square feet, coupled with annual penalties that increase with building size and the amount the buildings exceed the fossil fuel use targets, up to \$2M/year for a large building operating significantly over its target. [See the introduced legislation here](#).

- Mary Lynn Wilhere, DOEE: On March 13th DOEE, AIA-DC, City Wildlife, and the American Bird Conservancy are hosting another workshop on bird-friendly design at the District Architecture Center from 6-8pm ([RSVP here](#)). The District Sustainability Awards event will be held on April 18th @ Eastern Market.

Next Meeting:

The meeting adjourned at 5:08 pm ET.

The next meeting will be:

April 4, 2018
Department of Energy & Environment
1200 First Street NE, 5th Floor