

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Department of Energy and Environment

**Green Building Advisory Council**

**Meeting Date:** 4/4/2018

**Meeting Location:** DOEE, 1200 1<sup>st</sup> Street NE

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

Fernando Arias (Clark Construction), Katie Bergfeld (DOEE), Bryan Bomer (DCRA), Zach Dobelbower\* (DGS), Marshall Duer-Balkind (DOEE), David Epley\* (DCRA), Steven Gyor\* (DCOP), Jenn Hatch (DOEE), Terry Hill (PHIUS), Katherine Johnson (DOEE), Anica Landreneau\* (HOK), Lamont Lee\* (DHCD), Cliff Majersik\* (IMT), Casey Studhalter (DOEE), Jay Wilson (DOEE)\*, Maribeth Delorenzo (DOEE), Kristine Babick (DOEE)

**Attendees (Via phone):**

Breana Wheeler (BREEAM USA)

Derek Young (BREEAM USA)

Tom Wilson (BREEAM USA)

**Main Points/Discussion:**

**Introductions (All)**

**New Member Swearing In:**

- Swearing in of new members was postponed to the June meeting

**BREEAM USA Presentation:**

- DCRA was approached to have BREEAM allowed under the Green Building Act as an alternative pathway. One question that will need to be considered is how to treat the various tiers in the rating system. David Epley recommended that BREEAM USA present to the GBAC for their consideration.
- HOK has used BREEAM in the UK for 20 years and found the technical review quality to be high because of the independent assessor model. Also have found it to be more appropriate because project teams can tune the scope, which is helpful for phased projects and non-traditional uses. This allows teams to optimize for what the building is, rather than being forced to tie it back to a commercial office space type.
- A brief presentation was given by BRE staff, highlighting the organization's 100 year history as a building science leader.
- BREEAM International rating systems are available for projects in all phases of their lifecycle.
- An adaptation specifically for the American market is currently available for the In Use building type. The New Construction version is currently under development and will be available for public comment in Q1 2019.
- BREEAM USA proposed that the BREEAM International New Construction 2016 version be considered for compliance under the Green Building Act until the Americanized version is available.

**Energy Benchmarking Update:**

- As of the deadline, had nearly 1500 reports. Biggest change: adding a water score for multifamily properties. That was also one of the biggest data quality issues so now working to

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collect missing reports, and review the reports they've received. Will then start sending warnings in the next couple weeks, which means fines could start to be issued in late May or early June.

- Have about ~6 years of data for private buildings. Roughly 4.5% - 5% decrease in building energy use intensity from 2013-2016. Updates are in the recent Green Building Report.
- Goal is to release data in June, with notations as to which buildings are still under review, and update as they get additional data.
- Discussion:
  - Would be great to do an analysis of building energy performance compared to the target scores
  - DC SEU is interested in providing technical assistance to developers early to build in aggressive energy efficiency targets and expected EUI into their Requests for Proposals, both for new construction and retrofits.
  - Could publicize and incentivize modelers to go back and compare their models to actual building performance? Could there be a competition or some way to voluntarily share/compete to share information on how close their models actually predicted building performance?

### Roundtable Updates

- Marshall Duer-Balkind, DOEE: Worked with C40 and LBNL using benchmarking data to estimate impacts of implementing a building energy performance standard. Overall, a BEPS on large buildings would have a significant impact on energy use (for buildings under the 50<sup>th</sup> percentile of DC Energy Star scores to come up to that median score) the biggest impact being from buildings >50k sq ft. Also had them look at the cost for buildings to meet the new threshold, but said it would be less than a 5 year payback. Anticipating Clean Energy DC to be released by next GBAC meeting.
- Zach Dobelbower, DGS: Conducting 2 audits using Climate Ready DC (CRDC) framework to start looking at what it would take to implement CRDC recommendations for moving those identified buildings toward resiliency. Offering training – for residents, businesses, government employees, etc. – for building retuning coming up, in partnership with UDC, DC SEU. Suggestion to reach out to large multifamily properties too. Budget: \$2.2bn deferred maintenance deficit. Investment in that problem in the face of the urgency and risk noted from climate science and resiliency goals, is not matched. Maybe if there's a quick way to quantify the amount of \$ we're leaving on the table by not maintaining & upgrading buildings that would help to strengthen the case.
- Anica Landreneau, HOK: DC's office had the largest overall building energy reduction (61.5%) though they have several buildings in the 70-80% range. At the AIA conference, she will be presenting on the design side along with GSA who will present on operations side re: savings in having high performance buildings.
- Dave Epley, DCRA: Code is under review at the Mayor's Office. DCRA has a plan reviewer position open – closes in 1.5 weeks. Will be speaking at the Getting to Net Zero forum in Pittsburgh, particularly focused on the importance of developing and implementing an enforcement program. Spoke at the Boston Energy Conference on a similar topic which was

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well-received.

- Stephen Gyor, OP: SDC 2.0 draft framework will come out in June and we'll bring the framework to the GBAC and it would be great to get feedback and written comments from the GBAC.
- Bryan Bomer, DCRA: Green Building Professional Seminar series is launching. First session is April 25<sup>th</sup> on Net Zero. Each topic is presented by 2-3 professionals to speak about these topics, geared toward other building and design professionals. It is free and hosted at UDC. Will circulate the invitation via email.
- Cliff Majersik, IMT: IMT and DOE are recognizing Green Lease Leaders – just recognized the latest crop including several DC properties. Couple bills that might be of interest: MA would require home energy ratings at the time of sale; NJ has pending clean energy bill that would require benchmarking for buildings over 25,000 sq ft. IMT and DC SEU are EnergySTAR partners of the year.
- Jay Wilson, DOEE: First Envision training is Tuesday for 16 DC government employees. DGS has the first project is considering pursuing Envision – the Eastern Market Metro Plaza Park. In process of awarding grant for Tools for Deep Green Buildings. Two weeks ago, hosted a delegation from Denmark who presented on district energy and invited private developers to the symposium to see how we could implement a district energy system in DC. Also looked at flood resilience around Watts Branch in the lead-up to that.
- Fernando Arias, Clark: Clark Construction has 3 Envision projects underway – one is in VA and one is in MD and include a tunnel expansion and water treatment facility.
- Kate Johnson, DOEE: Grant project to develop a resilient audit tool for buildings – have done 3 so far of the 20 assessments in the pilot. Will circle back to the GBAC as to the results but the goal is for the tool to be publicly available. Also working on a contract to support the implementation of CRDC and as part of that, will be developing resilient design guidelines for several building types. Hope to be able to announce that for the next meeting.

**Next Meeting:**

The meeting adjourned at 4:48 pm ET.

The next meeting will be:

**June 6, 2018**  
**Department of Energy & Environment**  
**1200 First Street NE, 5<sup>th</sup> Floor**