

## **Green Building Advisory Council**

**Meeting Date: 4/7/2021**

**Meeting Location: Online - WebEx**

**Attendees (all by Webex/phone):** Casey Studhalter (DOEE), Fernando Arias (Clark Construction)\*, Uwe Brandeis (Georgetown U, Chair of Climate Commission), Andrew Held (DOEE), Jeff Mang (Polyiso Insulation Manufacturers Association PIMA), Cliff Majersik (IMT)\*, Edward Yim (DOEE), Anica Landreneau (HOK)\*, JoAnna Saunders (DOEE), Mel Pennett (DOEE), Jenn Hatch (DOEE), Anthony Kane (ISS, Climate Commission), Jay Wilson (DOEE), Stephen Gyor\* (OP), Mark Bryan (USGBC-NCR), Katie Bergfeld (DOEE), Kate Johnson (DOEE)\*, Sharon Jaye (DOEE)

*(\*denotes members of the Green Building Advisory Council)*

### **Administrative Items – Kate Johnson (DOEE)**

- Congratulations to Seth, Anica and Fernando who were recently reappointed to GBAC position.
- There are two vacant positions on GBAC. MOTA is still accepting applications at <https://motboards.applytojob.com/apply/CDm4XF/Green-Building-Advisory-Council>
- DC residency is preferred but not required.

### **Introduction to the Commission on Climate Change & Resilience – Uwe Brandes and Anthony Kane, Commission on Climate Change & Resilience**

- Uwe, Chair of the Commission, open to a formal line of communication between the two groups
- Commission formed by legislation in 2016 as result of city council and Rockefeller Foundation through 100 Resilient Cities. Took several years for commission to become fully functional. Kevin Clinton was original chair
- Mission is broad, encompassing all matter of climate mitigation and adaptation
- Commission does not have legal authority, but is a fully independent body with no public sector representation. Every three years, commission is obligated to prepare a report to Mayor and Council Chair on how District is performing on climate mitigation and adaptation.
- Inaugural report transmitted to Council October 2019. Publicly available on website at <https://doee.dc.gov/publication/commission-climate-change-and-resiliency>. Next report due in 2022 and looking to collaborate with GBAC.
- Efforts ramping up with lots of opportunity for collaboration with GBAC. Seeking ways to join forces to advance shared interests.
- Kevin Bush, former DC Chief Resilience Officer, originally came to DC through 100 Resilient Cities Initiative as well. Has been closely engaged with Commission, however it is independent. Commission has advocated to Council that the position should be maintained.
- Melissa Deas, formerly DOEE, has moved to a role at HSEMA overseeing much of the Federal FEMA funding coming to DC.

- "Resiliency, from Building to Community" is the theme of this year's Montgomery County Energy Summit May 4 - 6: <https://www.mcenergysummit.org/> . Session topics are now posted and plenary speakers will be announced next week. Scholarships are available for students and government agency staff.

#### **Electrification Study Update – Edward Yim, DOEE**

- Touched on lightly in last meeting during discussion of building electrification.
- Edward Yim shared some graphics taken from Strategic Electrification Roadmap.
- BEI is one big piece of puzzle, focused at building level.
- This study is the last piece, exploring what the impact of building and transportation electrification will be on Pepco's grid in 10-12 years. Set to be finished by end of this year. Funded by US DOE. Building sector section is largely finished. Objective is how much electrification can the grid absorb before intervention needed.
- Compared two scenarios in electrification adoption.
  - Scenario 1 for low electrification adoption by 2032. Increase in winter peak demand, but well below summer electric peak that PEPCO is designed around. No risk of reliability concerns.
  - Scenario 2 for 30% electrification adoption by 2032. Overall increase of electric use by 3% but offset by efficiency of heat pumps. Winter peak increases, but still well below summer peak, which is capacity constraint.
- Much of Wards 4, 5 and 8 can be fully electrified without any capacity constraints. Others still have room to grow, perhaps up to 50%.
- Equity concerns about stranded assets and low-income ratepayers facing increased fees?
  - Low income residents now able to apply to be excluded from paying for Washington Gas distribution fees. More importantly, need to prioritize electrification in low-income communities.
  - Need to avoid cost of new gas infrastructure investments through building electrification.
  - Pay equity issue between Washington Gas and Pepco is another issue. Skill set is similar, but Washington Gas pays much higher salaries.
- Community heat pumps are model in NY to share decarbonized energy, while also creating jobs. District energy systems are being explored. <https://www.nyserda.ny.gov/All-Programs/Programs/Community-Heat-Pump-Systems>

#### **DCRA updates – Michael Brown and Monique Boccock, DCRA**

- Agenda item tabled until DCRA able to attend.

#### **Building Innovation Hub Update and Partnership with Clark Construction – Kate Johnson, DOEE; Fernando Arias, Clark Construction, Cliff Majersik, Institute for Market Transformation**

- Newsletter and event announcements coming from Building Innovation Hub. Sign up at <https://buildinginnovationhub.org/get-involved/> if not receiving them.
- Theresa Backhus hired as Associate Director for Hub.
- Membership drive underway now, including recent announcement of 10 founding members.
- Currently considering engagement with Montgomery County to expand regional reach.
- New partnership with Clark Construction to co-brand a 4 session webinar series with Hub, focusing on 4 different stakeholder groups. Details to be announced soon.

### **Electric Vehicle Readiness Amendment Act of 2019 - Casey Studhalter, DOEE**

- Law 23-194, effective March 16, 2021 but does have a fiscal impact
- Effective date vs applicability date is key in understanding whether is enforced or not. Is currently “effective”, but not yet “applicable”
- Currently not funded, budget process for next FY still pending so unsure when will be applicable
- Rulemaking is still authority of the Mayor, and she has not delegated anyone to do so yet. Could potentially be DOEE or DCRA, or another agency.
- Language basics:
  - Commercial or multiunit residential building (5+ units) with 3+ off street parking spaces
  - New construction or substantial rehab trigger
  - At least 20% of spaces EV-ready
- Law amends the Green Building Act, but rulemaking can establish enforcement via the construction codes if desired.
- Difficult to amend Construction Codes via Council in a piecemeal fashion, really changes how Codes are developed. Better to include from the beginning in a holistic fashion. Enforcement is best done through the codes, but some would rather see it included in development of the next code cycle than inserted after the fact in existing codes.
- Energy Conservation Code could also be suitable location as buildings need to become responsive to the grid.
- Green Construction Code currently has some EV infrastructure requirements. This is similar, but different thresholds and would apply to all projects whereas Green code has a 10k minimum threshold however projects subject to the Green Building Act are exempt from the Green code.
- DOEE will keep GBAC apprised as FY22 budgets are finalized and whether this bill will be funded or not.

### **Roundtable updates – All**

- Anica – Many customers aligning their construction goals with Paris Accord 1.5 degree targets, largely driven by investors. Hospital project at St Elizabeths will be first full-service hospital East of the Anacostia River.
- Cliff – Ten founding members of DC Building Innovation Hub to be announced tomorrow. Montgomery County just conveyed its BEPS bill to Council.
- Stephen Gyor – Sustainable DC status report anticipated to be released soon.

- Jay Wilson – Renovation of Kingman and Heritage Islands project through a design-build project underway. Recently launched website [Kingmanisland.org](http://Kingmanisland.org) has details, including upcoming community meetings.
- Jenn Hatch – Carbon Free DC anticipated to be released this summer.
- JoAnna – Annual reporting deadline passed on April 1<sup>st</sup>. Record breaking statistics – 96% submission rate for all private, covered buildings. Majority of submissions are complete and compliant – currently at 64%. Working to publish data soon. Ahead of lowered benchmarking threshold, voluntary building benchmarking assistance is available now. Please contact [info.benchmark@dc.gov](mailto:info.benchmark@dc.gov). BEPS rulemaking public comment has closed. Task force meeting scheduled next Tuesday and a Green Building Professional Seminar Series scheduled for next Wednesday - <https://www.eventbrite.com/e/2020-2021-green-building-professional-seminar-series-tickets-128873603417> .
- Kate Johnson – Will miss next few GBAC meetings while out on parental leave. Anticipates being out of office beginning mid-May.

Meeting adjourned at 4:51pm.

The next meeting will be:

**June 2, 2021 at 3pm**

**WebEx link TBD**