

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## District Department of the Environment



### Green Building Advisory Council

**Meeting Date:** 12/03/2014

**Meeting Location:** District Department of the Environment (DDOE), 1200 1<sup>st</sup> Street NE, Washington, DC, 20002

**Attendees:** Zach Dobelbower, (DGS), Marshall Duer-Balkind (DDOE), Dave Epley (DCRA), Eugenia Gregorio (Tower Companies), Mark James (Urban Green), Kate Johnson (DDOE), Anica Landreneau (HOK), Cliff Majersik (IMT), Scott Pomeroy (Downtown BID), Carl B. Reeverts (EPA-retired), Patty Rose (Greenspace NCR), Robbie Sabbakhan (DCRA), Brendan Shane (DDOE), Molly Simpson (DDOE), Bill Updike (DDOE), Sandy Wiggins (BALLE), Mary Lynn Wilhere (DDOE), Jay Wilson (DDOE)

**Attendees (Via Phone):** R. Denise Everson (DCHA), Ethan Landis (Landis Construction), Jess Zimbabwe (ULI)

### Main Points/Discussion:

### Introductions (All)

### FY 2015 Green Building Grants Update (Jay Wilson)

- The RFA has been completed for two (2) Green Building Fund Grants for Fiscal Year 2015 and is planned to be released before the end of the year. *Note: Given the timing of the holiday and administration change, DDOE decided to wait until after the New Year to release the RFA.*
  - **Microgrid Feasibility Study:**
    - Grant will provide a feasibility assessment for the implementation of microgrids and district energy options, including a look at the legal and regulatory barriers for implementation.
    - Grant project will study both public and private sector opportunities for microgrid deployment.
    - Since this could create “shovel-ready” projects, the team will look into FEMA funding for disaster mitigation.
  - **Green Finance Programs: Green Bank, Revenue Neutral Carbon Pricing, and Incentives:**
    - Grant will provide analysis of a suite of possible finance programs and polities including the creation of a green bank, establishment of revenue



neutral carbon pricing, and new incentives for deep green buildings.

- The green bank study may want to move first given the opportunities that the Pepco/ Exelon merger may provide for funding.
- Scott and Mark both volunteered to help with grant application evaluations.

### **Green Building Fund Planning (Bill Updike/ Dave Epley)**

- DCRA is confirming the budget, but the initial review shows approximately \$2M - \$2.1M in reserve not used and available to either spend or hold in reserve.
- Approximately \$1.7M has been added to the Fund in FY 2014 consistent with the previous year's projections, and this is expected to remain steady in FY 2015.
- The group reviewed the brainstorm list of potential projects, and offered comments and additional possible projects. The list of comments is included below. For more information on the intent/ background of each project, speak to Bill, Jay, or Dave.
  - Virtual Energy Audits –
    - This project would be helpful for policy, but may not drive improvement for individual property owners. Consider using this to also reward/ target participants of the Smarter DC Challenge.
    - Potential additional funding opportunity for DCSEU.
  - Smart Buildings Plan –
    - DDOE is currently investigating other options for funding outside of the Fund.
  - Resident Engagement –
    - DDOE currently working with the DCHA to launch a competition between properties, and additional funding could be used to help propel the project.
    - Fire and Police stations could function as the Community Resource Centers. In addition, they are often the largest energy consumers and could set the example.
    - Outreach for market-rate residents could be utilized for EcoDistrict or the Single Family and Small Multifamily Working Group.
    - Make sure to engage Enterprise, LISC, or others for funding.
    - Leverage funding to help private developers train their residents on new technologies (net zero (NZ), deep green, etc.)
  - Smarter DC Challenge –
    - Focus of the program changed to look at tenants rather than owners and managers of commercial buildings. Additional funding could support building results that could further efforts.
    - Expand focus to include small businesses and hospitality earlier in the program.

- Rating System Comparison –
  - Add Passive House US and Living Building Challenge to programs evaluated.
  - Consider timing of the study and which versions of each rating system are studied.
- Smart Roof Study –
  - Greg Katz studied financial benefits of green, cool, and solar photovoltaics on roofs for DGS. Potential to apply analysis citywide.
- Living Community Challenge Charrette for Buzzard Point or Poplar Point –
  - To be successful, this project would ensure that there is a replicable deliverable, not just notes from a charrette. It would be vital to leverage community stakeholder groups and put best practices in a report, video, etc.
- Green Businesses –
  - DCRA could develop materials for new businesses so they can be “green businesses.” Program would be titled “Start-Up DC.”
  - Working with DSLBD & DCSEU.
  - Restaurants could be pilot.
  - USGBC Greenbuild Greening Committee could help build the network.
- Marketing –
  - Engage firm to help DC “tell the story” of DC Green Building and build a strategic communications plan. This initiative would de-clutter the green brands within DC Programs.
- Green Building Displays –
  - Add a display for the private sector
- Net Zero/ Living Building Challenge Pilot –
  - Work with DCPL or DHCD to add to their projects so they become a reality.
  - Go beyond NZ/ LBC to create living machine project.
- New Ideas Generated by GBAC –
  - Create a “DC SERDA” similar to NYSERDA in New York that can fund deep reaching R&D. To be most impactful, scope would be include energy and other innovative deep R&D.
  - Loan Guarantee Structure – Choose 2 or 3 projects to offer loan guarantee to reduce risk and help private sector projects come to market.

### **Working Groups (Bill Updike)**

- The Green Building Act Working Group will kick off early in 2015.
- Molly and Jay are working on putting together a Single Family/ Small Multifamily Working Group.

### **Affordable Housing Updates (Molly Simpson)**

- Tenant engagement program is planned to pilot this spring with DCHA. The first pilot will focus on an energy and water reduction competition. *Note: Due to assistance timing of technical assistance from DOE/ HUD Better Building for Multifamily Partners, pilot anticipated to launch in FY16 with program development occurring in FY15.*
- DHCD working with DCRA, Enterprise, and LEED to make sure all streamline compliance process for Green Building Act.
- DHCD working with sister agencies and the DCSEU on programs for single family housing.
- Molly is working with DCHA to move the Langston Dwellings project forward.

### **DCRA Update (Robbie Sabbakhan/ Dave Epley)**

- Working on permitting the first Green Building Code buildings.
- Permitting of solar projects has picked up a lot of speed. To date, DCRA has moved 2 megawatts, or over 300 projects, through permit. Most residential projects are able to get a permit the same day.
- Green Building Displays are complete. The *House of Pressure*, the display that demonstrates air leakage and blower door testing is particularly fantastic.
- Green Building Verification Sheets are on the website and DCRA will be hosting trainings in the near future.
- Green Building Roadmap (Beta version) is on the web and works wonderfully.
- Historic Preservation and Green Building Toolkit is in progress and DCRA is working on outreach.

### **Roundtable Updates (All)**

- Patty Rose –
  - Great group of 24-25 participants at the Smarter DC Challenge Sustainable Leadership group. Team is aiming for 40-50 businesses for the official launch.
- Carl B. Reeverts –
  - Advisory Neighborhood Councils (ANC) are a good group to engage for green building outreach. DDOE or GBAC could look into participating in the ANC orientation.
- Zach Dobelbower –
  - DCPS energy competition kicked off yesterday. The dashboard will be updated daily.
  - Composting pilot launched at 45 schools. DGS now responsible for all school trash.
  - Partnership with MWCOG and LBNL for microgrid DER-CAM analysis of two sites – DC Water and St. Elizabeth's.
  - DGS advancing their retro-commissioning project.

- Round 2 of the Solar PPA out to bid – 10-11 MW for 50 buildings. Scheduled for installation by the end of 2015.
- Solar currently being installed on the Wilson Building.
- Energy kiosks had soft launch at EcoDistricts and waiting for new administration for roll-out.
- Brendan Shane –
  - Transition team public forum on transportation and sustainability next Tuesday at 3pm.
  - DDOE OPS hiring 4 positions in early 2015.
- Anica Landreneau –
  - Very proud to have spoken about DC at Greenbuild in New Orleans.
  - HOK is hiring a sustainable design specialist.
- Cliff Majersik –
  - IMT also hiring.
  - Panel at Greenbuild went very well.
  - Only 3 cities in US publishing private building benchmarking data.
  - IgCC 2015 voting is complete. Outcome-based code compliance included as an option. This will allow teams to avoid modeling and other requirements if they pursue performance criteria, and monitor after construction. DCRA had 11 people vote + Bill Updike, DDOE.
  - Standard Bearers Awards presented – DC could be a contender next year.
  - Green Building Fund Grants – First Appraiser training in October went very well with 25-30 people attending. Next training about navigating commercial buildings will be held in March.
- Eugenia Gregorio –
  - Solar project at 1901 K Street complete by the end of the year - will be 30kW. May be the 1<sup>st</sup> large commercial office building in DC.
- Sandy Wiggins –
  - Potomac Watershed Center – the 1<sup>st</sup> Living Building Challenge project in our area being commissioned now and almost complete. The 2<sup>nd</sup> building will begin in the spring.
  - The Living Communities Challenge project, Yellow Springs, Ohio completed feasibility and moving toward funding.
- Robbie Sabbakhan –
  - DCRA pursuing accreditation - 12-18 month process.
  - DC will receive an ISO Community Rating allowing DC homeowners to capitalize on a reduction in insurance premiums.
- Kate Johnson –
  - Today the White House announced 1<sup>st</sup> climate action recognition and DC was one of 15 nationally recognized cities.

- Submitted Phase 1 application for HUD Resiliency Grant. We did not meet the threshold criteria. HSEMA is taking the lead and will rework and resubmit.
- Marshall Duer-Balkind –
  - DC will be issuing the disclosure of the 2013 benchmarked private buildings next week.
  - Buildings not in compliance will receive notices of violation and enforcement process will begin. The penalty is \$100/ day.
    - Emails will be sent to people who submit poor quality data.
    - Non-Disclosure Agreement with DCSEU signed for sharing of all data.
    - DDOE Energy Administration will be hiring a new person to take on the enforcement work.
    - Next benchmarking deadline is April 1, 2015.
  - Pepco auto-uploading data starting January 1, 2015.
  - Marshall will send the form for exemptions to the group for their review.
  - Upon sale of a building, the data will transfer allowing new owners to report the year that buildings are bought or sold.
- Mark James –
  - Urban Green with partners will be managing a \$20 million fund for renewable energy. The fund will allow Urban Green to purchase, own, and operate the system without owning the property. Half of the money will be allocated to affordable housing projects in DC.
  - Zero Net Energy House in PG County is moving forward. It will also be a zero stormwater run-off site.
- Scott Pomeroy –
  - The 2015 Building Energy Summit will be held March 25.
  - He will be chairing a group for development of smart policy and transportation for Ward 1.
- Jay Wilson –
  - Working on the DDOE review process for PUDs and has sent a draft checklist to OP and OZ for their review. The checklist will provide developers with information that should be included in the application so that DDOE can comment on environmental and sustainable best practices.
  - Currently working on the next Green Building Report and hope to have it complete before the end of the year. Waiting on information from DGS and some additional benchmarking data.

**Date for next meeting:** February 4, 2015

**Location for next meeting:** DDOE, 1200 1<sup>st</sup> Street NE, 5<sup>th</sup> Floor

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