

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

## Green Building Advisory Council

Meeting Date: June 7, 2023 at 3pm

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=8b43273e50a3aed840af890140859dac>

### Attendees (all by Webex/phone)

**GBAC Members Present:** Joseph Knackstedt (DHCD), Cliff Majersik (IMT), Mansi Talwar (GWU), Michael Brown (DOB), Jenn Hatch (DOEE), June Marshall (Private Sector), Billy Grayson (ULI), Anica Landreneau (HOK), Stephen Gyor (OP), Matt Floca (DGS)

**GBAC Members Absent:** Linda Toth (Arup)

**Other Attendees:** Connor Rattey (DOEE), Casey Studhalter (DOEE), Jennifer Johnston (DOEE), Andrea Foss (Steven Winter Associates), Andre Javier-Barry (DCSEU), Brittany Whited (DOEE), Katya Botwinick (DOEE), Francisco Matiella (DOEE), Jonathan Rifkin (DCPS), Katie Bergfeld (DOEE), Mark Bryan (DCSEU), Patti Boyd (DCSEU), Rachel Stern (Cellulose Manufacturers Association), Aykut Yilmaz (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>

### Strategic Electrification Roadmap – *Katya Botwinick, DOEE*

- DOEE filed its [Strategic Electrification Roadmap](#) in PSC case 1167.
- The document outlines the scope and scale of energy efficiency and electrification measures needed to meet the District of Columbia’s climate targets as delineated in the Clean Energy DC plan.
- The Roadmap covers the following tasks:
  - Task 1: building electrification;
  - Task 2: light-duty vehicle electrification and bus electrification (take-away: demand on the grid will depend on the type of charging and can be mitigated by smart charging and demand-response technology);
  - Tasks 1&2: combined electrification loads from Tasks 1 & 2;
  - Task 3: grid emissions assessment;
  - Task 4: grid analysis (evaluation of existing Pepco infrastructure and analysis of new infrastructure needed to support electrification at the projected rate of adoption);
  - Task 5: grid impact mitigation.
- Conclusions:

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- Pepco's system is well-equipped to handle projected electrification loads from buildings and transportation to 2032.
- Beyond 2032, electrification loads will continue to increase, highlighting the important role for energy efficiency and DER to play in mitigating these new loads.
- The District should continue to embrace fuel-switching policies to stay on track to meeting its climate mandates.

#### **BEPS Updates – *Katie Bergfeld, DOEE***

- Benchmarking submission rate for CY2022: approx. 85% (now including buildings 25-50,000 sq ft.)
- BEPS pathways selection submission rate: approx. 80% of required buildings
- BEPS team working to assist building owners who missed the pathway selection deadline. Enforcement notices have not yet been sent for non-compliant buildings, but those are expected to go out soon.
- Budget Support Act Amendments:
  - Mayor's proposed budget would delay BEPS by three years. Council's Committee on Transportation & Environment recommended striking that part of the Budget Support Act. The Act has not yet been finalized, but it seems likely that BEPS will stay on the current timeline (i.e., without a 3-year delay).

#### **BEPS Legislative Revisions – *Hampden Macbeth, DOEE***

- General Counsel at DOEE and DGS have been collaborating on a legislative package to amend the Green Building Act in order to properly assign energy benchmarking responsibilities for buildings that are owned by the District, but are occupied and operated by other entities.
- For example, a number of charter schools use District-owned buildings. Under the current system, DGS (as the building owner) is required to benchmark the buildings even when a third-party tenant (such as a charter school) has full operational control of the building. DOEE/DGS amendments aim to reassign responsibilities to the tenants in cases like these.
- This is expected to affect 40-50 buildings that are not currently being benchmarked.
- This will be an executive-led legislative package rather than a Council-led package.
- The package of legislative revisions includes a few other changes, which GBAC members agreed are relatively minor.

#### **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 February, GBAC private/nonprofit sector members wrote a letter to Councilmember Allen and the Committee on Transportation and the Environment calling for embodied carbon legislation.

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- Since then, the GBAC private/nonprofit sector members have been working with CM Allen's office and other subject matter experts to craft legislation to address these two priorities:
  - The top priority is to require future building code updates to include low embodied carbon material standards that would gradually become more stringent with each code update. (Similar to how the [Clean Energy DC Building Code Amendment Act of 2022](#) calls for the adoption of net-zero energy standards in the 2026 code update).
  - The second priority is to require an interim standard for District government procurement. (Similar to how the [Greener Government Buildings Amendment Act of 2022](#) calls for District-owned and -financed projects to meet net-zero energy standards before the 2026 codes.)
    - The [GSA's draft IRA Low Embodied Carbon Material Standards](#) are a good illustration of what the GBAC members would like to achieve for District procurement.
- Next steps: GBAC Embodied Carbon Subcommittee will continue to work with Council staff to draft legislation. NBI is completing a peer review of their embodied carbon model code.
- Arup is working with AIA to put together a stakeholder engagement event for regional concrete manufacturers and distributors. Goal is to host this event over the summer.

### Roundtable Updates – All

- Those interested in applying to join the GBAC can apply here: <https://motaboards.applytojob.com/apply/CDm4XF/Green-Building-Advisory-Council>
- Jenn: Healthy Homes and Residential Electrification Act had a hearing in May. A lot of support for this, which would establish a residential retrofit program. Would assist 30,000 residential households. The legislation would add two members to the GBAC to support expertise in this space and implement an equitable program. The Healthy Homes & Residential Electrification Act legislation: <https://lirms.dccouncil.gov/Legislation/B25-0119>
- Mike Brown: New Director at DOB: [Brian Hanlon](#).
- Billy Grayson: IRA funds are available to help building owners achieve BEPS compliance. Is there something this group should be doing to help communicate this? Would it be helpful to also let folks know along with BEPS that there is funding available?
  - Anica: ULI, DCBIA, and others should be doing outreach on this. And we've already adapted our BEPS presentations for the Hub that focus on managing performance expectations through contracts and construction documents to address both IRA and BEPS (carrot and stick) for the local chapters of CSI, happy to reprise for the Hub
  - Mansi: The BEPS taskforce meeting may be a good place to share this information as well.
  - Cliff: The Building Innovation Hub will be publishing a resource on this.
  - Jenn: <https://doee.dc.gov/service/ira-rebates-tax-incentives>
  - Andre: DCSEU wrote a blog post on this. <https://www.dcseu.com/news-blog/news-blog/blog-posts/how-will-the-inflation-reduction-act-affect-homes-and-businesses-in-the-district-here-s-a-breakdown>
  - Patti: DCSEU will be communicating more as the US DOE guidance is released.

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- Ayk: Hub also manages a list of locally available funding resources for building efficiency projects, so as new programs come online, I'm sure they'll add it there:  
<https://buildinginnovationhub.org/resource/funding-financing/>
- Joe: Funding and financing will eventually come through the DC Green Bank, and as financing for capital projects.
- Mark: What I can say from attending the USGBC Decarb Summit was that there will be J40 requirements for prevailing wages and apprenticeship programs
- Cliff: Mark, Yes, e.g. For 179d, owners get 5x the tax deduction if they meet labor standards
- Billy: Here's the DOE IRA guide for homeowners:  
[https://www.whitehouse.gov/cleanenergy/?utm\\_source=cleanenergy.gov](https://www.whitehouse.gov/cleanenergy/?utm_source=cleanenergy.gov)
- Billy: For office to residential conversions, how do we approach this from an embodied carbon standpoint? Clearly a goal of the mayor and council. Billy toured 3 sites on Franklin Square. There is a huge difference on embodied carbon. Adaptive reuse would be awesome. Some incentives can be very strong. Have four studies on office to residential conversions. How can we leverage these incentives to meet our clean energy goals?
  - Anica: Staying away from putting restrictions on these types of programs. There has been some proposed legislation at council on this and a zero-carbon approach.
  - June: OP may be another source of information.
  - Connor: We heard from the zoning commission a few months back on reducing barriers for this.
- Joe: Greener government buildings amendment act. For DHCD, through DCHA, need to be net-zero as of this year. This won't be updated until the BSA passes. Lesson learned for future legislation proposals that they need to allow for a phase-in of requirements, particularly publicly funded projects with long lead in periods.
- Anica: Casey and I presented at the Minneapolis Getting to Zero Forum last month. Leadership in Embodied Carbon Discussion event being co-hosted today in San Francisco, CA:  
<https://www.eventbrite.com/e/leadership-in-embodied-carbon-a23-networking-reception-panel-discussion-tickets-636756534937?aff=oddtcreator>. Planning to host a similar event in DC later this year on refrigerants in conjunction with Green Build.
- June: Event held recently in DC by the Advanced Energy Group on Building Decarbonization, included representatives from Pepco and Washington Gas, providing a chance to hear from utilities on their plans. Important to include utilities as partners, particularly on this topic, potentially in future GBAC meetings.
  - Anica: Depending on the agenda, potential place reach out to them on this electrification study. Could send to Washington Gas and ask them to respond to it? Who would be the right technical people on this?
- Cliff: Thank you Anica and Casey on CCCB. Encourage everyone to reach out to the CCCB letting them know the work the TAG put in and how this code change proposal benefits DC. HUD/FHA issuing requirements that projects receiving funding must adhere to most recent national model codes (ASHRE 90.1-2019 and ICC 2021) for all new mortgages that they back. Call out to ensure that any office to residential conversion incentives include stringent green building standards to ensure that the District isn't creating future stranded assets or liabilities.

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- Andre: Roundtable on multifamily buildings and BEPS. Please feel free to share with colleagues, partners. DCSEU and Institute for Market Transformation Multifamily Building Roundtable: [https://teams.microsoft.com/registration/M1bwX3Tvm0ikv2f0EUXRmg,BvyBILcolk-d6jVb-U0nw,zUZRMBTqIU2sw34Zx36TGg,bFli80TDp02-yidwT3RooA,YBqE5QRBckCWYPzHZdwtIQ,QRB8EqPW-kSkM6YVj\\_jNSA?mode=read&tenantId=5ff05633-ef74-489b-a4bf-67f41145d19a](https://teams.microsoft.com/registration/M1bwX3Tvm0ikv2f0EUXRmg,BvyBILcolk-d6jVb-U0nw,zUZRMBTqIU2sw34Zx36TGg,bFli80TDp02-yidwT3RooA,YBqE5QRBckCWYPzHZdwtIQ,QRB8EqPW-kSkM6YVj_jNSA?mode=read&tenantId=5ff05633-ef74-489b-a4bf-67f41145d19a)
- Cliff: Concerns that projects looking to comply with electrification requirements/goals may consider electric resistance as an option. Program and policy leaders here should be on the look out for that potential so we can push them away from resistance. It's not an efficient or cost effective option.
  - Joe: Residential electric submetering prohibition is an obstacle to efficient, shared electric heat pump systems and needs to be reconsidered.
  - Anica: Electric resistance is sometimes used to 'top off' heat pumps, so we don't want to ban them outright, but they shouldn't be primary source of heat

Meeting adjourned at 5:01 PM.

The next meeting will be:

**August 2, 2023 at 3 pm**