

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

## Green Building Advisory Council

Meeting Date: October 4, 2023 at 3pm

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=014984d6c59c12284c551b6cc589def5>

### Attendees (all by Webex/phone)

**GBAC Members Present:** Jenn Hatch (DOEE), Joseph Knackstedt (DHCD), Michael Brown (DOB), Anica Landreneau (HOK), Mansi Talwar (GWU), Cliff Majersik (IMT)

**GBAC Members Absent:** June Marshall (Private Sector), Billy Grayson (ULI), Matt Floca (DGS), Linda Toth (Arup), Stephen Gyor (OP)

**Other Attendees:** Connor Rattey (DOEE), Casey Studhalter (DOEE), Andrea Foss (Steven Winter Associates), Andre Javier-Barry (DCSEU), Mark Bryan (DCSEU), Aykut Yilmaz (DOEE), Katy Kutzner (Community Forklift), Andrew Ellsworth (Doors Unhinged), Lauren Wingo (Arup), Ali Alaswadi (DOB), Kimberly Brown (OOG), Alex, Loriane, Sophie Morin, Christine Gibney (DOEE), Jamie Donovan (DOEE), Nicole Whalen (Green Compass), Erika Nunez (DGS)

### Administrative updates – *Connor Rattey, DOEE*

- DOEE Director Jackson recently confirmed by Council. DOB Director Hanlon’s confirmation hearing scheduled for October 18<sup>th</sup>.
- 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>

### Community Forklift Deconstruction – *Katy Kutzner, Community Forklift*

- [Link to presentation](#)
- 600 million tons of C&D debris were generated in the US in 2018. Up to 40% of DC’s total waste is generated at C&D sites in DC. Very small % of demolition is deconstruction.
- Deconstruction is the careful dismantling and uninstallation of used building materials in preparation for their reuse. “Construction in reverse.”
- Community Forklift opened in 2005 in Edmonston, MD. Provides low-cost home and building materials to the community.
  - Community Building Blocks (CBB) Program – free materials to community orgs, schools, churches, etc.
  - Home Essentials Program (HELP) – free items for low-income people. Over 50% of participants live in DC.
- DOEE Green Building Fund grant awarded April 2022.

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- Phase 1: survey 600 DC businesses to gauge knowledge and interest in deconstruction program. Updated communication materials on deconstruction program and how to request.
- Phase 2: started Sept 2022, conducted 19 selective deconstruction projects, 534 items diverted/processed/sold, trained 4 staff.
- Phase 3: Starts Oct 2023, continue free deconstruction services, conducting site presentations to educate front-line staff on deconstruction, build capacity internally at CF to grow ability to offer deconstruction services, investing in equipment to increase efficiency and safety.

#### **Commercial Material Reuse Ecosystem – Andrew Ellsworth, Doors Unhinged**

- [Link to presentation](#)
- Doors Unhinged sells reclaimed commercial doors, frames, and hardware. Located in Pittsburg.
- Target market: large-scale commercial fit-outs
- 5,000 sf warehouse within Construction Junction, housing approx. 1,000 doors
- Market/universe has very few reuse orgs in commercial sector
- Commercial renovations generate 20% of C&D waste generation (32M tons/year). Most of this waste is interior finishes, which are hard to recycle (not concrete, structural steel, etc.)
- Carbon footprint, if focused over 60-year life of building, interiors make up majority of carbon footprint.
- Reclaimed materials offer the lowest possible embodied carbon.
- Challenge: need to shift away from focus on supply to demand for reclaimed materials.
- Residential vs Commercial sectors very different – residential has high demand and low supply, commercial sees low demand but high supply.
- Cannot continue generating supply of salvaged materials until demand for those materials is created.
- Getting to scale requires partnership. Start with public commitment to purchase reclaimed materials, not with amassing materials.

#### **Debrief from Low Carbon Concrete Roundtable – Lauren Wingo, Arup**

- GBAC embodied carbon policy recommendations:
  - Priority 1: set GWP limits in building code to apply to all buildings
  - Priority 2: create buy clean policy to govern public procurement
- In collaboration with NRMCA and Portland Cement Association, GBAC members helped organize a low-carbon concrete roundtable on Sept 8.
- Takeaways from the event:
  - Private sector is already asking for low carbon concrete on many projects
  - Industry finds low carbon material regulation to be effective
  - Regulations should address all construction materials

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- Regulations should consider longer term performance of materials, not just upfront carbon impacts
- Limits to carbon impacts of materials should be set to encourage suppliers to perform better
- Incentives help small scale manufacturers new to embodied carbon disclosures (i.e., EPDs)
- The industry (NRMCA) offers technical support and tools to help manufacturers generate EPDs and reduce GWP of their products

#### Green Building Fund Grants – *DOEE Staff*

- Michael Feldman-Wiencek (DOEE)
  - GBF grant to NHT, focused on equitable community engagement on building electrification. Goals are to get feedback from LMI residents as one segment of underserved DC population on fair path to electrification, and for DOEE to practice doing engagement in equitable way to lead with community input in policy and program development.
  - Focus group session held with first resident stakeholder group. Initial feedback was positive support for electrifying cooking.
  - Will conduct a second session at same property with different residents, and another couple of sessions at second property, with potential to add third property.
  - Feedback will inform CEDC 2.0 updates and IRA rebate program development.
- Connor Rattey
  - A couple other GBF grants wrapping up now on various topics. Hope to have final reports with synthesized learning to share soon.
- Jenn Hatch
  - GBAC has helped provide guidance in shaping GBF grants over the years. Seeking additional feedback on future needs and opportunities.
  - Three grants continuing in FY24 – NHT, Building Innovation Hub, and Community Forklift.
  - DOEE open to ideas from GBAC on future needs.
    - How to incorporate resilience into buildings? What else can be done to prepare residents for climate change?
    - Will continue seeking ideas in the next meeting.

#### Roundtable Updates – *All*

- Those interested in applying to join the GBAC can apply here:  
<https://motaboards.applytojob.com/apply/CDm4XF/Green-Building-Advisory-Council>
- Jamie: DOEE Building Decarb event next Friday 9:30am-Noon. Focus more on neighborhood scale electrification than building scale. First half of agenda on impacts of fossil fuels, second half more solution oriented.

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- Jenn: Green building team is growing. Connor shifting roles within Green Building team and we are bringing new staff member onboard soon.
- Michael Brown: Collecting letters of support from private sector members for DOB Director confirmation hearing on October 18<sup>th</sup>.
- Joe: HSEMA and DC Green Bank successful in securing STORM act funds to support resilience features in at-risk communities, protecting against flooding. 2023 Consolidated RFP closed Monday, awards expected before end of CY23.
- Anica: Circulating letter to private sector members for sign-on, requesting Mayor rollover FY23 funds from Affordable Housing Retrofit Accelerator to FY24. Anica and Cliff have more information for anyone interested.
- Andrea Foss: Building America Solutions grant award supporting affordable housing electrification. Starting with outreach, then exploring building solutions.
- Casey Studhalter: Greener Government Building Act is funded starting in FY24. Requires all publicly funded projects to be all-electric and NZE. Draft of next Commercial Energy Code voted down all-electric requirement.
- Andre Javier-Barry: DCSEU externship program open – seeking interested hosts for fully paid externs. Info session soon.

Meeting adjourned at 5:01 PM.

The next meeting will be:

**December 6, 2023 at 3 pm**