

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: December 6, 2023 at 3pm

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=3b156c3f4e56da0915d5956ee9632f8e>

Attendees (all by Webex/phone)

GBAC Members Present: Joseph Knackstedt (DHCD), Cliff Majersik (IMT), Mansi Talwar (GWU), Linda Toth (Arup), Jenn Hatch (DOEE), Billy Grayson (ULI), Anica Landreneau (HOK), Matt Floca (DGS), Stephen Gyor (OP)

GBAC Members Absent: Michael Brown (DOB), June Marshall (Private Sector)

Other Attendees: Connor Rattey (DOEE), Casey Studhalter (DOEE), Kate Tanabe (DOEE), Jennifer Johnston (DOEE), Francisco Matiella (DOEE), Nick Burger (DOEE), Maribeth DeLorenzo (DOEE), Jamie Donovan (DOEE), Michael Feldman-Wiencek (DOEE), Antonio Yaquian (DOEE), Aykut Yilmaz (DOEE), Mark Bryan (DCSEU), Patti Boyd (DCSEU), Vanessa Bertelli (Electrify DC), Anne deBuys, Jim Schulman, Kesh Ladduwahetty, Marty Silber, Ali Alaswadi (DOB), Nicole Whalen (Green Compass), Loriane Icbaci, Teresa Savarino

Administrative updates – *Connor Rattey, DOEE*

- Mayor Bowser attended COP 28 and announced the release of [Carbon Free DC](#), the District’s strategy to reach carbon neutrality by 2045.
- DOEE released the [Green Food Report](#), which is the first instance of the District thinking about its emissions from a consumption perspective and measuring emissions from food procured by District agencies.
- Connor introduced a new staff member on DOEE Green Building team, Kate Tanabe.
- DOEE will schedule 2024 meetings soon and welcomes input around dates, times, or cadence changes.

Healthy Homes Legislation Implementation – *Nick Burger, DOEE*

- Council member Allen introduced [Healthy Homes and Residential Electrification](#) legislation in early 2023. It provides DC with legal policy infrastructure built around IRA rebates (home energy efficiency rebates and electrification/appliance rebates).
- Bill directs DOEE to stand up program that targets home electrification – focused on electrifying residences in the District and amplifies focus on low-income homeowners and low-income renters.
- DOEE still determining incentive structure for households with higher AMI.
- Additionally, the bill will direct GBAC to inform these programs and would add two additional GBAC members with this specific focus.
- Bill is expected to be signed in early 2024.
- Questions and discussion:

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- How will we maximize this funding?
 - Per btu charge on gas – supposed to be deterrent for gas use, as well as generating revenue but unsure about how much it will collect
 - Workforce development – bill requires this. Thinking about targeting resources for contractor training. Trying to identify biggest barriers to carrying out electrification work at the scale DC needs and targeting workforce development in those areas (e.g., single family homes). Will collaborate with DCSEU and their existing training programs
- Could the Healthy Homes Act look at how we use the permitting process to inform contractors and homeowners?
 - How can we make it practical? Could use permitting to educate residents about requirements and existing incentives to assist in compliance.
- What scale of incentive do we need to provide, especially for MF buildings, to see change? Law states we can cover up to 80% of costs, but could use other resources to cover remaining costs?
 - Home efficiency rebates – target multifamily buildings (i.e., large MF buildings)
 - Appliance rebates – target single family buildings and smaller multifamily buildings
- DOB: Some concern over construction codes alignment. The bill doesn't trigger replacement for all appliances as some appliances wouldn't require a permit. Additionally, nuances in language (commercial kitchen vs restaurant) may need to be addressed.
- For delivering electrification upgrades:
 - Trying to build on existing programs (e.g., DCSEU Affordable Housing Retrofit Accelerator)
 - Streamlining and simplifying admin burdens
- [DHCD small building program](#) update – next meeting

Greener Government Buildings Act – *DOEE Staff*

- [D.C. Law 24-306](#): Amends Green Building Act to require District-owned and -financed new construction and substantial improvement projects to be all-electric and adhere to net-zero energy (NZE) standard.
- Covered projects include:
 - Owned or financed (>15%) by the District government
 - New construction and substantial rehab (>50% of market value of existing building)
 - Nonresidential (any size) and residential (>10,000 sf)
 - Note: Temporary legislation delays implementation for affordable housing until January 1, 2024.
- NZE compliance:
 - Appendix Z of Energy Conservation Code
 - No on-site fossil fuel combustion (except backup power)

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- Implementation:
 - Funded and applicable as of October 1, 2023
 - Enforced through DOB permitting process
 - Exemptions:
 - Green Building Act provides that “Mayor may, in unusual circumstances and only upon a showing of good cause, grant an exemption from any of the requirements of the Act”
 - Mayor delegated authority to DOEE Director
 - DOEE regulations establish exemption process and standards: Exemption requests to be submitted through DOEE to the GBAC for comments and recommendations. DOEE Director makes final determination.
 - Granting exemptions:
 - “Good cause” for granting an exemption means one of the following:
 - a) Substantial evidence of a practical infeasibility or hardship in meeting a required green building standard;
 - b) A determination that the public interest would not be served if the applicant had to comply with the requirement;
 - c) LEED certification is not available for the building type that is subject to the Act’s requirements; or
 - d) The building subject to the Act’s requirements is unoccupied.
 - Applicant may also seek exemption for temporary buildings.
- DOEE expects that exemptions may begin to come in and GBAC may need to provide recommendations at GBAC meetings. No exemptions requests have been received at this point.
- Questions and discussion:
 - Historically, GBAC has not exempted buildings because it’s too expensive.
 - When the last building code update was released, if you had a signed design contract, then you had a grace period of up to a year to get permitted before the new building codes would be applicable to your project. Does the same principle apply to the GGBA? Currently there is no grace period in place. Transitory provisions are in place for building code updates only.
 - Is there an opportunity for GBAC to amend GBA to help align definitions and enforcement provisions?
 - Ensure transparent and consistent process for any projects pursuing an exemption

Clean Energy DC 2.0: Built Environment Actions – *Jamie Donovan, DOEE*

- [Draft CEDC 2.0 roadmap](#) released with suggestions from stakeholder meetings, engagement, public feedback, etc.
- Buildings account for 70-75% of our emissions, mostly from electricity use
- Draft buildings objectives
 - Adopt building codes and standards
 - Provide incentives and funding for decarbonization of buildings

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- Expand economic opportunities and market adoption
- Leverage and disclose energy and emissions data
- Set and accelerate standards for embodied carbon and refrigerants
- Draft energy objectives related to buildings
 - Phase out fossil fuels and support District-wide electrification
 - Reduce peak demand
- Questions and discussion:
 - Will there be additional public meetings for residents? DOEE held public listening sessions for each ward and has done additional targeted outreach to stakeholders. Stakeholder engagement is ongoing, but no additional resident-focused meetings are scheduled at this time.
 - Battery challenges: space availability, funding, public concerns around dependency
 - Next steps for CEDC 2.0: Review comments, draft plan in mid-January, followed by another review period. Hoping to publish in mid-2024.

Roundtable Updates – All

- Linda Toth (Arup): New report just released at COP this week which Arup produced with USGBC on the [State of Decarbonization in US Commercial Buildings](#).
- Joe Knackstedt (DHCD): DHCD is working to make selections for HPTF funding. Can share project selection and proposals during next meeting.
- Jenn Hatch (DOEE): District is a recipient of EPA Carbon Pollution Reduction Grant (CPRG). Working on District plan and regional plan with MWCOG. Plans to EPA are due March 1, 2024 and should be short-term priorities. Working with District agencies and DOEE programs to identify potential projects to pursue with this funding. Competitive funding proposals due April 1, 2024.
- Cliff Majersik (IMT): Worked with Regulatory Assistance Project to publish [model law for utilities around sharing energy consumption data](#). Law could be a good complement to existing policy in the District.
- Ayk Yilmaz (DOEE): Benchmarking program working to have all 2023 data be third-party verified. [FAQ on third-party verification](#) is available on DOEE benchmarking website. Building Innovation Hub has published [scope of work](#) that building owners can use for selecting third-party verification organizations.
- Vanessa Bertelli (Electrify DC): Join DOEE and [Electrify DC](#), a leading nonprofit dedicated to home electrification, at the inaugural [Healthy Homes Fair](#) on **April 6** at the DC Armory. The event will be a free, full-day expo and interactive learning experience for 1,000+ home renovation professionals, career seekers, homeowners, and renters. Sponsor and exhibitor spots are still available for those looking to showcase their products and services that play a pivotal role in home electrification. Interested organizations can sign up on the [Healthy Homes Fair website](#) and take advantage of early bird pricing until Friday January 12.

Meeting adjourned at 5:00 PM.

The next meeting will be: February 7, 2024