

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: April 3, 2024 at 2pm

Meeting Location: Online – WebEx

Recording:

<https://dcnet.webex.com/recordingservice/sites/dcnet/recording/09f2b620d412103ca779005056814b80/playback>

Attendees (all by Webex/phone)

GBAC Members Present: Vanessa Bertelli (Electrify DC), Michael Brown (DOB), Jen Croft (DGS), Billy Grayson (ULI), Jenn Hatch (DOEE), Joseph Knackstedt (DHCD), Stephen Gyor (OP), Anica Landreneau (HOK), June Marshall (Private Sector), Mansi Talwar (GWU), Linda Toth (Arup)

GBAC Members Absent: Cliff Majersik (IMT)

Other Attendees: Connor Rattey (DOEE), Casey Studhalter (DOEE), Kate Tanabe (DOEE), Francisco Matiella (DOEE), Maribeth DeLorenzo (DOEE), Michael Feldman-Wiencek (DOEE), Jamie Donovan (DOEE), Ali Alaswadi, Paul Goel, Mohamed Jalloh, Jessica Qian, Erin Foxworthy, Patti Boyd, Cassidy Mullen, Hugo Fiscal-Martinez, Cheri Vincent, Daniel Blair, Alex DeFee, David Bell, Brice Watson, Jenna Bolino, Demsheo Wilson, Rachel Kenney, Chris Wilson, Tom Henderson, Terry Fauntleroy, Sonali Ambre, Kerric Baird, Monet W, Colby Pfister, Jeff Bonvechio, Juan Andrade, Enrique Otero, Jeff Brown, Marty Silber, Kyra Tallon, Bill, June Zhu, Ben, Anne deBuys, Andrea Foss, Margaret, Spiro Gianniotis, Robert Cooper, Katie, Rosette DiFranco, Lacey Lott, Ajit Naik

Administrative updates – *Jenn Hatch, DOEE*

- None

Roundtable Updates – *All*

- Vanessa Bertelli flagged that the [Healthy Homes Fair](#) is Saturday, April 6 at the DC Armory. The Healthy Homes Fair is a free expo and interactive experience for homeowners, renters, home renovation professionals, and career seekers to learn about the products and services needed to improve our health, increase comfort, and reduce emissions from the homes of the DC region.
- Anica Landreneau shared that the US Green Building Council opened the first public comment period for the [LEED v5](#) rating system.

Greener Government Building Act: Requests for Exemptions – *DGS Staff*

- [Coolidge High School Addition](#) – 6315 5th Street NW
 - Background:
 - Addition to existing school that only constitutes 1.5% increase to building area and does not meet definition of level 3 alteration or substantial renovation but does count as new construction under the Green Building Act. However, project

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as held for comment due to the project being new construction and funded by District.

- The team used public resources and tools (e.g., DOEE static code wizard, DOB GECS form, Code wizard, etc.) to determine that the GBA or GGBA do not apply and that they should instead use the Green Construction Code.
- NZE compliance:
 - Project team provided overview of efforts made toward achieving the net-zero energy and all-electric requirements of the GGBA, as listed in Appendix Z.
 - The project is currently reaching 53% compliance of Appendix Z, as demonstrated in the project materials.
- Exemption request:
 - Project team asked for exemption from the net-zero energy and all-electric requirements of the Greener Government Buildings Amendment.
- Questions and discussion:
 - GBAC asked clarifying questions around the scope of the addition and definitions under the GBA.
 - GBAC asked why the project was directed to present an exemption request.
 - GBAC determined that they would not interpret this to fall under the GBA and that clarifying language around additions of certain sizes.
 - DOB will develop clarifying language for additions.
 - GBAC decided to grant exemption given that code and policy interpretation tools gave a specific determination and clarifying language has not been developed yet. However, GBAC encourages amendments to the tools and development of such language.
- GBAC recommendation:
 - GBAC member Anica Landreneau motioned to recommend exemption from the net-zero energy and all-electric requirements of the GGBA with the understanding that the project will comply with all other elements of the GBA per DOB's determination at permitting.
 - Billy Grayson seconded the motion. A vote was taken by roll call, and the motion passed unanimously.
- [DC Infrastructure Academy](#) – 2500 Benning Road NE
 - Background:
 - Adaptive reuse of historic Spingarn High School for use of the DC Infrastructure Academy.
 - Two-thirds of the building will be unoccupied.
 - Building will achieve LEED Core and Shell at Silver Level.
 - Project will use geothermal heat exchange and disconnect building from gas service.
 - NZE compliance:

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- Performance requirements: Project meets or will meet Zero Energy Performance Index, annual heating demand, annual cooling demand, commissioning, and airtightness testing requirements.
- On-site combustion: Project will be all-electric except for emergency generators.
- On-site renewable energy: Project will meet on-site renewable energy requirements but may be after the Certificate of Occupancy due to DGS contracting practices.
- Exemption request:
 - Procurement of off-site renewable energy: Requested waiver for use of DGS PPA from Pennsylvania windfarm.
- Questions and discussion:
 - GBAC asked clarifying questions around the use of LEED Core & Shell over LEED for Schools. The building is technically not a school as it will be used for adult vocational education.
 - GBAC asked for clarification on energy performance targets and determined that the project will comply with these requirements.
 - GBAC clarified that gas service will be disconnected and gas meter will be removed.
 - GBAC discussed future solar plans and the timing of the solar RFP. At the time of Certificate of Occupancy, RFP for on-site solar will be issued but not necessarily under contract at that point. DOB can issue a conditional Certificate of Occupancy until solar is installed. GBAC suggested that DGS develop a solar plan, so the project team does not need to return to the GBAC for an exemption in the future. DGS determined that it is feasible.
 - GBAC discussed energy modeling and requirements to comply with GBA.
- GBAC recommendation:
 - GBAC member Anica Landreneau motioned to recommend partial exemption from the off-site renewable energy procurement provisions of the GGBA with the following conditions to be verified at time of Certificate of Occupancy issuance by DOB:
 - Procurement of off-site renewables from the wind farm in Pennsylvania using DGS PPA. DGS has provided DOEE and DOB with a copy of the signed PPA.
 - June Marshall seconded the motion. A vote was taken by roll call, and the motion passed unanimously.
- [MacArthur High School Expansion](#) – 4530 MacArthur Boulevard NW
 - Background:
 - Project includes an addition that improves sequence and civic presence of school, as well as renovation to existing building and new mechanical systems, over a phased timeline.

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- Code modification for LEED compliance path – LEED NC for Schools at Gold level for new construction portion of the project and LEED Commercial Interiors at Certified level for existing building.
- NZE compliance:
 - On-site renewable energy: New addition will have solar, but existing building roof cannot support solar PV structurally.
- Exemption request:
 - Performance requirements: This project is early in design and does not have an energy model or plans for enclosure commissioning or airtightness testing. Estimated EUI, Zero Energy Performance Index, and thermal energy metrics but none comply with Appendix Z.
 - On-site combustion: Building will use water source heat pumps, but gas will be used for emergency generators and Bunsen burners.
 - Procurement of off-site renewable energy: Requested waiver for use of DGS PPA from Pennsylvania windfarm.
- Questions and discussion:
 - GBAC asked clarifying questions around LEED certification details, scope of roof improvements, and integration of green roof and solar PV.
 - GBAC asked for more details on energy modeling that is in process for the addition. GBAC suggested that if the project is too early for an energy model, then it may be too early for exemption.
 - GBAC asked questions related to Bunsen burners and noted concern with using gas burners in new addition. DGS stated they are working to provide formal comments regarding Bunsen burners to DOB per previous exemption requests.
 - GBAC determined that this project does not seem to be meeting much of the intent of the law.
 - GBAC determined that more information is needed before a recommendation can be made, including documentation that the project is meeting the underlying conditions of the GBA and the following for each portion of the project:
 - Renovation to existing building:
 - Lighting power density and mechanical system efficiency metrics to demonstrate performance beyond energy code in applicable areas of scope,
 - Feasibility study to identify what proactive measures would need to be taken to accommodate a rooftop solar array, and
 - Development of a modified BECx scope, including smoke tracer testing and/or thermographic imaging to identify any significant failures of the existing envelope that could be addressed. The GBAC recommends referring to ASHRAE 90.1-2019 Section 5.4.3.1.1 Exception 2 for additional guidance.

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- New addition:
 - Energy modeling to demonstrate compliance with energy metrics of Appendix Z,
 - Solar study and indication of solar capacity on roof and plan to implement,
 - Development of BECx scope that would allow for airtightness testing with compartmentalization, and
 - Addressing non-emergency combustion.
- GBAC recommendation:
 - GBAC member Anica Landreneau motioned to recommend a denial of the current exemption request for both the existing building and the addition.
 - Vanessa Bertelli seconded the motion. A vote was taken by roll call, and the motion passed unanimously.
- [Nalle Modular Campus](#) – 219 50th Street SE
 - Due to timing, the exemption request from Nalle Modular Campus will be presented to the GBAC during a future meeting.

Meeting adjourned at 4:30 PM.

The next regular meeting will be April 24, 2024.