

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: June 5, 2024 at 2pm

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/recording/service/sites/dcnet/recording/18e86b280594103dafbb005056817750/playback>

Attendees (all by Webex/phone)

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

GBAC Members Absent:

Other Attendees: Connor Rattey (DOEE), Kate Tanabe (DOEE), Ali Alaswadi (DOB), Cassidy Mullen (DGS), Michael Etherton (DGS), Jennifer Johnston (DOEE), David Wooden (DGS), Katherine Luxner, Erin Carlisle, Marnique Heath, Bill Beschorner, Matt Byrne, Brent Sisco (DPR), Ajit Naik, Anthony Scerbo, Isak Catic, Colby Pfister, Ellen Troyer, Dan Hines, Jessica Qian, Mark Bryan, Anne deBuys, Andrea Foss, Hana Freymiller, Mary Thomas, Rosette DiFranco

Administrative updates – Jenn Hatch, DOEE

- Jenn introduced Tony Lee, the newest GBAC member representing DHCD.

Greener Government Building Act: Requests for Exemptions – DGS Staff

- [Nalle Modular Campus](#) (219 50th Street SE)
 - Background
 - Modular trailer campus (classrooms, kitchen, and multi-purpose area) next to Nalle Elementary School that will operate as a swing campus for 2-4 schools over the next 6-8 years.
 - The project team presented to the GBAC at the April 24 GBAC meeting (see notes [here](#)). The GBAC voted to recommend denying the exemption request at that time and requested that the team return with additional information. The GBAC requested the following information:
 - The manufacturer specifications for the class trailers, kitchen trailer, and bubble, including, but not limited to, heat pump performance, envelope metrics (e.g., R-values, etc.), and cool roof details;
 - An analysis of potential methods to procure on-site solar energy; and
 - A commitment letter describing the deconstruction or reuse plan, including details on the materials that need to be disposed.
 - GGBA compliance
 - No on-site combustion, except for gas emergency generator.

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- Exemption request
 - Requesting exemption from LEED certification and all net-zero energy requirements, except for Z3.1 On-site Combustion.
- GBAC questions and discussion
 - GBAC asked about the possibility of increasing insulation and DGS noted that they will add additional insulation for the larger multipurpose tent.
 - GBAC asked for clarification about the project's compliance with the Green Building Act and indoor air quality. DGS noted that they will include indoor air quality monitors.
 - DGS shared that they expect additional modular campus projects to come to the GBAC in the next year and asked for any guidance on supporting materials for future exemption requests. GBAC suggested the following:
 - Include manufacturer specifications for all structures and products,
 - Specify which energy code or standard the product is designed to meet,
 - Provide efficiency and indoor air quality metrics (i.e., EER and MERV values), and
 - Provide documentation of outreach to manufacturers regarding the need for higher efficiency modular products and any manufacturer responses.
- Public questions and discussion
 - None
- GBAC recommendation
 - GBAC Member Linda Toth mentioned to recommend an approval from the net-zero energy requirements of the Greener Government Buildings Amendment Act, including on-site and off-site renewable energy requirements with the condition that there will be no installation of on-site combustion equipment and that future modular campus projects provide the following documentation per the GBAC's requests:
 - Manufacturer specifications for all structures and products, including the energy code or standard the product is designed to meet, efficiency metrics (e.g., R-values, EER of at least 15), and indoor air quality metrics (i.e., MERV of at least 8), and
 - Documentation of outreach to manufacturers regarding the need for higher efficiency modular products and any manufacturer responses.
 - Cliff Majersik seconded the motion. A vote was taken by roll call and the motion passed unanimously.

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- [Fort Lincoln Park Recreation Center](#) (3229 Fort Lincoln Drive NE)
 - Background
 - Renovation and expansion of existing Fort Lincoln Park, including the construction of a new recreation and early childhood education center.
 - New building will include a gymnasium, demonstration kitchen, classrooms, lounges, racquetball courts, and running track.
 - GGBA compliance
 - Project complies with Z2.1.2 Zero Energy Performance Index, Z2.4 Registered Design Professional, Z2.5 Building Commissioning, Z2.6 Airtightness Testing, 3.3 On-site Renewable Energy, Z3.4 Off-site Renewable Energy, Z4.4 Ventilation Flow Rate, Z5.1 Energy Reporting, and Z5.2 Post-Occupancy Performance Verification.
 - Exemption request
 - Z2.2.1 Annual Heating Demand = 9.4 kBtu/sf
 - Z2.2.2 Annual Cooling Demand = 12.0 kBtu/sf
 - Z3.1 On-site Combustion
 - Z4.3 Energy Metering
 - GBAC questions and discussion
 - GBAC asked for clarification on the request for exemption from Z4.3 Energy Metering. The project team clarified that they could meter the sources, but not separate end uses.
 - GBAC asked for more information related to building function and technical issues that impact the project's ability to meet the heating and cooling demand requirements. Project team noted that the main barrier is the ventilation requirements of a recreation center.
 - GBAC asked about plans for installing on-site renewable energy after occupancy. Project team noted that the offset will be greater than the 5% requirement and that the project would use a PPA for rooftop solar PV at a future time with an RFP through DGS.
 - GBAC asked about systems that have been considered as alternatives to gas systems. The project team stated they had only looked into air source heat pumps. No payback was calculated. They have not evaluated ground source heat pumps. GBAC asked about furnace efficiency and water heating systems, which the team clarified does not currently use gas as shown in the energy model.
 - GBAC expressed concern about the inaccurate energy model and lack of exploration into non-gas systems, especially at a facility with early childhood center given recent gas leaks at schools, and the lack of exploration into alternative sources of funding or incentives for electrification.

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- GBAC discussed funding and scheduling impacts as justification, DOB's energy modeling review process, and the request for projects to provide timelines going forward.
- Public questions and discussion
 - Anne deBuys voiced concern that project designs were not revised after the GGBA passed.
- GBAC recommendation
 - Anica Landreneau motioned to recommend conditional approval of a partial exemption from the annual heating and cooling demand, on-site combustion, and energy metering requirements of the Green Building Amendment Act and conditional approval of the building permit with the conditions that the applicant will provide the following documentation at time of permit:
 - An updated and accurate energy model.
 - The applicant shall provide the following documentation at time of Certificate of Occupancy:
 - A summary of the investigation of converting the proposed gas heating and cooling units to heat pumps,
 - A summary of an evaluation of alternative sources of financing and available incentives for electric systems, including a simple payback period, and
 - If gas systems are included after the above analyses, a decommissioning plan for those systems.
 - Billy Grayson seconded. A vote was taken by roll call and the motion passed unanimously.

Upcoming Green Building priorities and updates – Jenn Hatch, DOEE

- Jenn shared that DOEE is working to revise the exemption request materials.
- Jenn provided an update on the draft bylaws. DOEE will circulate the draft to GBAC members via email and welcomes feedback, specifically on exemption request timelines and efficiencies.
- GBAC would like to hear a presentation from DGS on project pipeline and successful projects, as well as updates from DOB on status of approved conditional exemptions that are moving through permitting.

Roundtable Updates – All

- Cliff Majersik shared updates on the Mayor's proposed budget and the Council's response, including the impacts to DOEE.
- Billy Grayson flagged the DOEE [request for information](#) regarding the Clean Energy Financing program from DOE's Energy Loan Program Office. Cliff shared a related [webinar](#).

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- Anica Landreneau announced that she'll be facilitating an open [forum](#) on climate advocacy and market transformation at the AIA Conference this week and encouraged anyone attending to join.
- Billy Grayson shared that the federal government will release its definition of net-zero emission buildings shortly. There is interest in having GSA join a future GBAC meeting to discuss these developments and alignment with DC green building objectives.
- Vanessa Bertelli flagged that Electrify DC has been convening professional organizations, service providers, and manufacturers involved in residential electrification to work to remove some complexities and barriers to regional home electrification. She welcomed anyone to reach out if they are interested in joining these calls.

Meeting adjourned at 4:00 PM.

The next regular meeting will be August 7, 2024.