

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: January 27th, 2025, at 2:30pm

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=852a983c1e34dfd582cbc693fac9066>

Attendees (all by Webex/phone)

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

GBAC Members Absent: Jen Croft (DGS)

Other Attendees: Abby Blomstrom, Andrea Foss (SWA), Liz McLaughlin, Matthias Paustian, Nicole Cooper, Connor Rattey (DOEE), Kate Tanabe (DOEE), Alisonya Poole (DOEE), Casey Studhalter (DOEE), Brandon Lewis (BEGA), Shelly Mrstik (Gensler), Jordan Silberman (Monumental Sports & Entertainment), Andrew Koenings (Gensler), Nate Klass (DMPED), Mike Schwan, Jamy Bacchus (ME Engineering), Kevin Whitfield, Connor Fagan (T&E Construction), Anne deBuys, Maribeth DeLorenzo (DOEE), Ryan Cafritz (DOEE), Mark Bryan (DOEE), Brittany Whited (DOEE), Courtney Strent, Jacqueline Hart, Jennifer Johnston (DOEE), Jonathan P, Michael Feldman Wiencek (DOEE), Katie Bergfeld (DOEE), Brian Fox (DOEE)

Administrative updates – *Jenn Hatch, DOEE*

- Billy Grayson began a new position and is no longer a member of the Green Building Advisory Council. DOEE will work to fill this vacancy.

Greener Government Building Act: Requests for Exemptions – *DMPED, Gensler, Monumental Sports & Entertainment*

- [Capital One Arena](#)
 - Background: Capital One Arena provides an essential gathering space for the District of Columbia. It serves as an anchor institution that drives tourism, strengthens local businesses, and contributes to the city's identity and financial stability. This project aims to be a major source of job creation and increase foot traffic for businesses near the arena. Capital One Arena is a catalyst for urban development in the surrounding Chinatown and Penn Quarter neighborhoods and fosters community and culture.
 - Exemption requests
 - The project team requested exemption from the following Appendix Z requirements: Z3.1 On-site Combustion, Z4.3 Energy Metering, and Z4.4 Ventilation Flow Rates for the scope of the current permit under review at DOB.
 - GGBA Compliance

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- The project is not compliant with the following requirements set forth in the Green Building Act of 2006, as amended by the Greener Government Buildings Amendment Act of 2022:
 - Z3.1 On-site Combustion: On-site combustion of fossil fuels shall not be permitted for the provision of thermal energy to the building except as specified by the code official.
 - Z4.3 Energy Metering: All forms of energy delivered to the building and building site or produced on the building site or in the building, shall be metered and all energy load types measured.
 - Z4.4 Ventilation Flow Rate: In addition to requirements outlined in the *Energy Conservation Code—Commercial Provisions*, all centrally ventilated building systems shall be designed to enable the collection of real-time and historical ventilation flow rate data.
- GBAC questions and discussion
 - An exemption from Z4.3 Energy Metering was determined to be unnecessary at this juncture given further discussion about the project’s planned work.
 - GBAC confirmed that \$515,000,000 of the \$800,000,000 project budget is allocated from public funding.
 - GBAC asked for more clarity around the scope of work, timeline, and alternative compliance paths.
 - GBAC asked for confirmation that no new gas equipment will be installed in the scope and questioned the replacement-in-kind of existing gas equipment. GBAC further questioned if the design team had intentions to electrify the cooking equipment in the kitchen, when the last exemption will be needed for systems installed, what increased electrical capacity is needed for the scope of this permit, and what steps the project is taking to demonstrate readiness for future electrification.
 - GBAC noted that electrification of cooking equipment could help reduce ventilation needs.
 - GBAC asked if the project team can measure the design against Appendix Z as they do load calculations and energy modeling? Would predictive modeling show energy generated and the load calculations for the existing equipment and proposed equipment?
 - GBAC questioned if there was an energy model for the current permitted phase, and if there is enough information from the energy model to satisfy requirements and benchmarks proposed in Appendix Z?
 - GBAC stated that the PV analysis was high level and not clear for on-site renewable energy capacity.
- Public questions and discussion
 - Liz McLaughlin, a DC resident, thanked the Council for keeping an eye on tax dollars and stated it would be preposterous given the climate crisis for this

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building to be exempt from improvement. This building could be an energy leader among the 200 arenas in this group's large portfolio.

- Anne deBuys believes that with the budget of the project- better standards need to be met. The GBAC is abiding by the law, and Anne is concerned that the GGBA is not being followed.
- Jacqueline Hart agreed with Anne and Liz and would appreciate learning more about the specifics that the GBAC has asked for.
- GBAC recommendations
 - GBAC recommended that before the issuance of a Certificate of Occupancy permit for the project, the applicant shall provide the following to Department of Buildings (DOB):
 - Analysis demonstrates that total gas consumption will not increase, even if appliances are being relocated and/or replaced in-kind;
 - An energy model demonstrating how proposed design scope exceeds code and upholds the intent of the GGBA; and
 - Demonstrated electrification readiness work (including conduit, panel space for future electrification).
- Motions:
 - Anica and Cliff proposed partial, conditional exemption and June seconds. Motion passed unanimously.

Meeting adjourned at **4:05**.

The next regularly scheduled meeting will be **February 5, 2025**.