

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: December 4, 2024 at 2pm

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=ac40d50523604e3f9f39717aa265933d>

Attendees (all by Webex/phone)

GBAC Members Present: Ali Alaswadi (DOB), Vanessa Bertelli (Electrify DC), Jen Croft (DGS), Jenn Hatch (DOEE), Stephen Gyor (OP), June Marshall (Private Sector), Cliff Majersik (IMT), Anica Landreneau (HOK), Michael Brown (DOB)

GBAC Members Absent: Billy Grayson (ULI), Anthony Lee (DHCD)

Other Attendees: Connor Rattey (DOEE), Kate Tanabe (DOEE), Alisonya Poole (DOEE), Casey Studhalter (DOEE), Abner Sosa, Allison Dunn Wilson, Amarjit Singh, Anne deBuys, Brittany Whited (DOEE), Chris Wilson Engenium, Evan Johnson, Francisco Matiella, Jacqueline Hart, Jake Torok (SBP), Jennifer Johnston (DOEE), June Marshall, Kavindra Bu, Maribeth DeLorenzo (DOEE), Michael Feldman-Wiencek (DOEE), Renee Holmes (DGS), Ryan Cafritz (DOEE), Ryan Gavin, Roxy Mejia, Mark Bryan (DOEE)

Administrative updates – *Jenn Hatch, DOEE*

- Jenn welcomes everyone and provides an update on the 2025 GBAC meeting calendar dates.

Roundtable Updates – *All*

- None

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

- [Madison Shelter DC](#)
 - Background: The Madison Shelter, a two-story building with a basement constructed in 1889, is set to undergo renovations to enhance its facilities. Upgrades include a new centralized 40-ton Variable Refrigerant Flow (VRF) and Dedicated Outside Air System (DOAS) for central heating and cooling, an upgraded 1200 AMP electrical service with new panelboards and utility level metering, and plumbing improvements, including replacing outdated fixtures with low-flow options and adding an air-cooled heat pump water heater. The kitchen will be renovated with new electric equipment, an updated layout, and replacing the ceiling to meet current code requirements. The cafeteria will also include new equipment and an updated layout. Additionally, new electric washers and dryers will replace existing units. Fire and safety upgrades include a new alarm panel, voice annunciation, and modified sprinklers per NFPA standards.
 - Exemption requests

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- Project team seeks exemption from Leadership in Energy and Environmental Design (LEED)
- Project team requested exemption from the following Appendix Z requirements: Z2.1 Energy Use Intensity (zEPI), Z2.2 Thermal Energy Performance (annual heating demand and annual cooling demand), Z2.5 Building Commissioning, Z2.6 Airtightness Testing, Z3.2 Acceptable Sources of Renewable Energy, and Z3.3 On-Site Renewable Energy. Proposed figures are as follows:
 - Site EUI (kBtu/sf/yr): 41.7
 - Source EUIp (kBtu/sf/yr): 136.9
 - Source EUIb (kBtu/sf/yr): 158.6
 - Building energy use intensity (zEPI = 43.50)
 - Annual heating demand (TEDI) (33.2 kBtu/sf/_{icFA}/yr)
 - Annual cooling demand (CEDI) (38.5 kBtu/ft²/_{icFA}/yr)
- GGBA compliance
 - 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:
 - Z2.1.1 Zero Energy Performance Index (zEPI): Building design shall demonstrate a maximum zEPI of 30 or lower.
 - Z2.2.1 Annual Heating Demand: Building design shall demonstrate a maximum annual heating demand of 4.2 kBtu/ft²/_{icFA}/yr.
 - Z2.2.2 Annual Cooling Demand: Building design shall demonstrate a maximum annual heating demand of 6.4 kBtu/ft²/_{icFA}/yr.
 - Z3.3 On-site Renewable Energy: Renewable energy shall be generated on-site wherever feasible.
 - Z2.5 Building Commissioning: All systems shall be commissioned in accordance with the Energy Conservation Code—Commercial Provisions.
 - Z2.6 Airtightness Testing: A whole building pressurization testing shall be conducted in accordance with Section 11.3.1.2.4(a) of the Energy Conservation Code – Commercial Provisions to measure the airtightness of the building envelope.
 - LEED Certification: Within 2 years after the receipt of a certificate of occupancy, be verified as having fulfilled or exceeded the current edition of the LEED standard for commercial and institutional buildings, at the silver level.
- GBAC questions and discussion
 - GBAC questioned why RFP language did not mention Greener Government Building Amendment Act (GGBAA) requirements, and if future DGS project budgets and solicitation can communicate legislative compliance with bidders?
 - GBAC questioned if load reduction opportunities were assessed as a tradeoff for energy reduction construction to the envelope, and cost-neutral solutions to

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reduce the size of the mechanical systems? The project team confirmed that analysis was not pursued.

- GBAC questioned if there were precedence for commercial renovation projects, that met LEED: ID+C to meet LEED Silver as a minimum requirement for renovation projects in the GGBAA?
- Public questions and discussion
 - None
- GBAC recommendations
 - Recommend approval of the partial, conditional exemption request from the building energy use intensity, thermal energy performance, building commissioning, airtightness testing, and on-site renewable energy requirements of the GGBA with the following conditions to be verified at time of Certificate of Occupancy:
 - An enclosure assessment per the remediation pathway of the 2017 DC Energy Conservation Code – Commercial provisions for enclosure commissioning to identify and remediate targeted areas
 - An accounting of DGS' existing off-site renewable energy power purchase agreement that includes project-level allocations, including for this project, to demonstrate sufficient existing capacity is available to meet the projected energy demands of this facility
 - Recommend denial of the exemption request from the LEED certification requirement of the Green Building Act.
- Motions:
 - Anica motions and Cliff seconds

Healthy Homes – Green Building Advisory Council – *DOEE Staff*

Meeting adjourned at **4:03**.

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