

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

Green Building Advisory Council

Meeting Date: February 5, 2025

Meeting Location: Online – WebEx

Recording: <https://dcnet.webex.com/dcnet/ldr.php?RCID=59f116e84bac10d72ade7c7e627a419e>

Attendees (all by Webex/phone)

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

GBAC Members Absent: Cliff Majersik (IMT)

Other Attendees: Connor Rattey (DOEE), Kate Tanabe (DOEE), Alisonya Poole (DOEE), Casey Studhalter (DOEE), Ryan Cafritz (DOEE), Anne deBuys, Brittany Whited (DOEE), Michael Feldman-Wiencek (DOEE), Burt Jackson (DGS), Peter Nohrden (DPR) Lisa Dixon (DGS), Ashley Templeton, Hana Freymiller, Lisa Carlis (DGS), Yasmina Raya, Keith Driscoll Little, Aaron Trout, Casey Ross, Jake Abruzzi, Liliia Kolesnyk, Aram Grigorian, Mark Bryan, Patrick Coltenburke, Tejas Basavaraj (SETTY), Saun Cox, Andrea Foss (SWA), Dan Emerine (DOEE), Roxana Mejia, Bill Eger (ETHOS), Gabe Oliver, Chris Pendley, Ronnie McGhee, Ali Alaswadi (DOB)

Administrative updates – *Jenn Hatch, DOEE*

- Jen provides a quick background about the last time CHRC came to GBAC, and changes from the previous design.

Roundtable Updates – *All*

- Jenn gave an announcement about Billy Grayson and his new role.
- Vanessa provided information on the [Healthy Homes Fair](#) and [DC Climate Week](#). DOEE received a shoutout to the Senate about electrification and decarbonization in the District.
- Kate Tanabe shared insight on community engagement for home electrification implementation.
- Anica provided an [article](#) that highlights the success that the building industry has had at tackling climate change, and why we need to continue to address climate action through our built environment.
- Connor Rattey provided information on the [PSC Grant](#) for a microgrid community.

Greener Government Buildings Amendment Act: Revised Design – *DGS Staff*

- [Congress Heights Recreation Center](#)
 - Background: The CHRC community has been eagerly waiting for CHRC’s new program, which includes an indoor pool, a gymnasium, an E-gaming center, a fitness room, two multi-purpose rooms, and an incubator kitchen to support small businesses. The outdoor area includes a playground, picnic area, basketball/pickle ball court, and a football field.
 - In August 2024, CHRC was denied exemption from the building energy performance, annual heating demand, annual cooling demand, and onsite combustion requirements of the GGBA.
 - The project team was able to redesign the project to come into compliance with the law and is no longer requesting an exemption from the GGBA.

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- To meet requirements, CHRC eliminated natural gas-fired heating and selected all-electric air-source heat pump systems for outdoor air systems, Pool and gymnasium HVAC systems and domestic hot water heating. The design changed the variable refrigerant flow (VRF) System from R-410A Refrigerant to A2L refrigerants and natural gas-fired heating to an all-electric air-source heat pumps with heat exchangers added to separate potable and non-potable water.
- CHRC building performance metrics:
 - Source EUIp (kBtu/sf/yr): 381
 - Source EUIb (kBtu/sf/yr): 691.9
 - Building energy use intensity: zEPI = 27.8
 - Annual heating demand (TEDI): 4 kBtu/sf/_{ICFA}/yr
 - Annual cooling demand (CEDI): 4.5 kBtu/ft²/_{ICFA}/yr

GBAC questions and discussion

- GBAC questioned how much research the project took, who did it, how long did it take and if experts are/were required?
- GBAC asked if the project team needed to reconfigure MEP and HVAC to accommodate the new systems?
- GBAC requested what is the new cost delta with the revised design?
- GBAC asked if there are any concerns with Operations and Maintenance with the new technologies in space, and if technicians will be able to manage the systems? With electrification and new technology, will technicians be able to maintain systems?
- Public questions and discussion
 - None

Upcoming Agency Program and Legislative Priorities – *DOEE*

- Dan Emerine provided a brief discussion on the Green Building Act, as amended by the Greener Governments Building Amendment Act and changes to the policies.
- Topics discussed included:
 - Streamlining GBAC responsibilities,
 - Onsite combustion requirements, and;
 - Communicating building code and policy changes to the public.

Meeting adjourned at **4:00**.

The next regularly scheduled meeting will be **April 2, 2025**.