

Green Building Act Requirements - Non-residential

The Green Building Act, as amended by the Greener Government Buildings Amendment Act, requires publicly-owned and -financed building projects to meet the net-zero energy standards outlined in Appendix Z of the 2017 DC Energy Conservation Code – Commercial provisions. This resource summarizes the requirements for non-residential projects as of March 2026, under the Net Zero Continuity Emergency Amendment Act of 2026, which expires October 28, 2026 (unless superseded by new legislation).

Covered buildings:

- Non-residential projects (>50% of gross floor area)
- Publicly-owned or publicly-financed (>15%)
- New construction and level 3 alterations (work area > 50% of gross floor area)
- Any size building (no minimum gross floor area)

Key changes from the **Net Zero Continuity Emergency Amendment Act of 2026**

For building permit applications submitted before October 28, 2026

REQUIREMENTS - BEFORE

Permit applications between 10/1/2023 - 3/5/2026

All new construction and substantial improvements:

- LEED certification
- Must be all-electric (no on-site combustion)
- Net-zero energy standard (Appendix Z)
 - Exceptions to net-zero energy requirements:
 - Temporary structures



REQUIREMENTS - AFTER

Permit applications between 3/6/2026 - 10/28/2026

*All new construction and **level 3 alterations**:*

- LEED certification
- Must be all-electric (no on-site combustion) - this requirement applies to **all projects**, including those exempted in the list below
- Net-zero energy standard (Appendix Z)
 - Exceptions to net-zero energy requirements:
 - Temporary structures
 - Additions <10,000 s.f.
 - Emergency response facilities*
 - Indoor aquatic centers*
 - Projects submitted for permit before 10/1/24

*These projects are only exempted from Appendix Z requirements Z2.1, Z2.2, Z3.2, Z3.3, and Z3.4. Projects must comply with all other Appendix Z requirements.

Citations:

[Green Building Act](#) (includes all active amendments)

[Greener Government Buildings Amendment Act of 2022](#)

[Net Zero Continuity Emergency Amendment Act of 2026](#)

Disclaimer: This is a summary for quick reference, and is not a comprehensive compliance tool. For additional information, refer to the cited legislation or contact DOEEGreenBuilding@dc.gov.