

GOVERNMENT OF THE DISTRICT OF COLUMBIA

District Department of the Environment



Green Building Advisory Council

Meeting Date: 12/5/2013

Meeting Location: DDOE, 1200 1st Street NW

Attendees: Bill Updike (DDOE), Patty Rose (Greenspace NCR), Marshall Duer-Balkind (DDOE), Dave Epley (DCRA), Cliff Majersik (IMT), R. Denise Everson (DCHA), Beatrix Fields (DHCD), Chris VanArsdale (Urban Energy Advisors), Laine Cidlowski (OP), Brendan Shane (DDOE), Jess Zimbabwe (ULI), David Levy (OP), Emily Rice (DDOE), Sandy Wiggins (BALLE), Robbie Sabbakhan (DCRA), Ethan Landis (Landis Construction)

Main Points/Discussion:

Introductions (All)

Green Building Fund Budget (Dave Epley & Bill Updike)

- ❖ Dave Epley provided a summary of the FY15 budget plan (Patty Rose asked the question about whether it would be helpful for GBAC to write a support letter to move DCRA FTEs off of the fund and Dave will follow up on that)
- ❖ Question was asked about if the training budget included training for the private sector (Laine Cidlowski), and the answer is yes

Green Building Code Conversation (Dave Epley & Bill Updike)

- ❖ Patty Rose recommended continuing to “market” the code to get more people to use it (vs. alternative compliance paths)
- ❖ Ethan Landis asked if the green code process would add additional time to the permitting process (and if there is any opportunity for expediting), and Robbie said that DCRA is discussing this now to minimize any time delays
- ❖ Cliff Majersik mentioned the IMT case study on streamlining of permitting processes and offered potential training to DCRA
- ❖ Sandy Wiggins suggested that we require engineers to sign the energy model to add weight to the work (and could help streamline permitting)
- ❖ Patty asked if there would be a structure for analyzing the efficacy of permitting and inspections, and Dave Epley mentioned the possibility of sending out an independent “auditor” periodically

Green Building Fund Grants for FY15 (Initial Discussion-Bill Updike)

- ❖ Bill Updike discussed some of the potential ideas
 - Historic Building Sustainability Guidelines (additional work to FY14)
 - Zero Energy Pilot Project (joint DHCD, DCRA, DDOE, solar decathlon team project)
 - Sustainable City Charette (what would DC look like if it were truly sustainable)
 - Building Data Program Build-Out
 - Indoor Air Quality Study
 - Incentive Program Build-Out (conjunction with Smarter Business Challenge)
- ❖ Patty mentioned the idea of doing some work on a green building program for single family homes and analyzing which programs or policies would be best for DC
- ❖ Jess Zimbabwe mentioned the political benefits of working on single family homes
- ❖ Laine Cidlowski mentioned that Sustainable DC has a number of goals for single family that are important and could be addressed
- ❖ Patty mentioned the need to work on low-income housing (Bill Updike discussed the hiring of someone to work on greening of affordable housing)
- ❖ Patty recommended having a separate meeting for grants

Health Care Pledge (David Levy & Emily Rice)

- ❖ David Levy gave a summary of the health care pledge idea (similar to universities and embassies pledges for Sustainable DC)
- ❖ Patty asked if LEED-Healthcare was looked at as a model
- ❖ Marshall Duer-Balkind mentioned that the benchmarking numbers for the hospitals are the lowest of all the buildings in DC (Emily Rice mentioned that DOH has list of key contacts that might be able to help with benchmarking)
- ❖ Jess discussed the idea of having the university presidents call the hospital presidents to get buy in
- ❖ Sandy could put folks in touch with Gail Vitori who is a leader in the space
- ❖ Denise Everson discussed the idea of having a piece of the commitment be a public display of building data
- ❖ Chris VanArsdale asked how effective these pledge projects have been (Brendan Shane said there is some proof of their effectiveness judged by energy, water and waste savings)
- ❖ Brendan mentioned some work to quantify the college pledge benefits (and use of the STARS program)
- ❖ Patty said that the info should be included in future iterations of the Green Building Report
- ❖ Denise mentioned that U.S. News is now reporting on university sustainability with rankings and wondered if there was a similar thing for hospitals
- ❖ Chris mentioned the National Quality Forum which works to standardize performance results for hospitals and might want to include sustainability related metrics
- ❖ Patty mentioned the Healthy Buildings Network as a resource

Benchmarking Update & Question (Marshall Duer-Balkind)

- ❖ Marshall provided an update on the program:
 - There is an 83% compliance rate (though 15% of those didn't have energy data)
 - Will be sending out NOVs soon (146 buildings have not complied)
- ❖ Marshall discussed vacant buildings issue and asked for advice (i.e. should vacant buildings be required to benchmark still and if so, is there a level of vacancy that should be required)
 - Brendan mentioned that the system allows you to report vacancy
 - Laine posed the question: what if a vacant building is using more energy than it should (wouldn't benchmarking help identify that)?
 - Patty mentioned the value of getting people used to reporting and getting them in the system (and she also mentioned that we should celebrate the embassies because they reported even though they didn't have to by law)
 - General consensus was GBAC would recommend revising the regulation to be clear that vacant buildings are not exempted from benchmarking requirements
- ❖ Additional conversation regarding benchmarking continued:
 - Marshall mentioned how DC requires the inclusion of retail space (including restaurants), which can greatly affect scores—and how that can affect how the public disclosure of the buildings look
 - Patty said that that issue was a major complaint of the private sector
 - Marshall mentioned the need for follow-up

Roundtable Updates

- ❖ David Levy – update on SDC grants – 16 projects came in with total request for \$9M for the \$2.5M budget – decisions will be made soon
- ❖ Patty – discussed the need to start planning for Greenbuild 2015 and working with USGBC-NCR (and invite Emily English to GBAC)
- ❖ Brendan – discussed EcoDistrict Summit to be held in DC at the end of September—450 attended in Boston in 2013. DC Host Committee is organizing now.
- ❖ Laine – trying to get the Green Ribbon Committee and private sector more involved in SDC (probably will be picking a project/theme to do so and may involve GBAC)
- ❖ Emily – River Smart Rewards program came online in summer for stormwater utility fee reductions (Dave Epley mentioned the idea of having a special green infrastructure permit)
- ❖ Chris – discussed the Federal City Council's Anacostia Program
- ❖ Sandy – the Living Building Challenge project for the Alice Ferguson Foundation (Accokeek, MD) is out of the ground!
- ❖ Beatrix – Mayor announced the winners of the NOFA and discussed the need to move the projects as quickly as possible through permitting
- ❖ Denise – discussed the feasibility study for Langston going zero energy
- ❖ Robbie – discussed his experience of his first Greenbuild and also how DCRA is gearing up for the new codes

New/Continued Action Items:

- ❖ Make Green Building Report public
- ❖ Do strawman proposal regarding change to Green Building Act.
- ❖ Issue Green Building Fund Grant RFA for FY14
- ❖ Create FY15 GB Fund Budget and begin prioritizing grant ideas
- ❖ Do presentation for DHCD on Green Building Program Manual and Green Construction Code

Date for next meeting: February 5, 2014

Location for next meeting: DDOE, 1200 1st Street NW, 5th Floor

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