

Intergovernmental Green Building Group (IGBG) Meeting

Washington Metropolitan Council of Governments

777 North Capitol Street, NE, Washington, DC

May 12, 2011 IGBG Meeting Highlights- DRAFT

“Promoting cooperation on green building issues in the Metropolitan Washington region”

Attendees:

Joan Kelsch, Chair, Arlington County

Stella Tarnay, Vice Chair, District of Columbia

Joan Rohlf, MWCOG

Maia Davis, MWCOG

Jeannine Altavilla, MWCOG

Noel Kaplan, Fairfax County

Luisa Robles, Greenbelt

Perrilyn Fanfulik, WMATA

Carla Grano, WMATA

William Marsh, Loudoun County

Jeffrey Bond, Prince George's County

Gina Dennis, Reliance

- **Call to Order, Welcome, and Introductions (Stella Tarnay)**
 - o Vice Chair Tarnay called the meeting to order at 10:10 am.
 - o Introductions
- **Approval of January 13, 2011 Meeting Summary**
 - o The minutes were approved with the following changes:
 - On page 4 change to “Fairfax County’s Interagency Committee” to distinguish from the City.
- **Green Building Tools for Energy Savings and Climate Protection Workshop Highlights**
 - o Stella thanked Leah and COG Staff for all of their work on the workshop. The speaker and moderator selections were well thought out and provided for a day with good attendance and participation, including the private sector.
 - o (Noel) Chris Pyke always has good, new research that directly supports green building. In discussing benchmarking Fairfax County is worried that high security areas would be reluctant to share information, but it is good to hear that DC did not have pushback. Fairfax County is starting to get commitments from developers in Tysons Corner.

- Should consider inviting innovation speakers to IGBG meetings- living systems, green walls with David Tilley
- Review of draft highlights- Share highlights with panelists to ensure all is acceptable
 - **Opening Plenary**
 - **Dave Robertson:** Add: green building is an important part of the climate action plan and has a role in Region Forward and energy plans for the region
 - Let **Joan Kelsch** edit her section
 - **Chris Pyke**
 - Did the notes address the correct tool?
 - USGBC Federal Summit- there was a 5-hour session on this subject. Possibly a webinar/information could be made available to the group
 - Worthwhile to follow up on the tool, especially since there is a DC region pilot. Stella will follow up where the pilot is located.
 - Interesting that the private sector is taking the lead from the public sector in benchmarking. Broad outreach for the general public will be necessary to get them to think about greenhouse gas emissions (GHG) for buildings and not just transportation
 - (Gina) Focus on energy savings in buildings, but also need to connect to GHG.
 - Climate change and GHG can't be in the discussion if you want everyone involved. It's not a motivating factor in building improvements. Building owners care about cost.
 - **Financing Tools for Best Practices in Buildings**
 - Nina Albert's PACE discussion was interesting but the project is still conceptual
 - Prince William County is using their ESCO in an unusual way. It allows the County to have minimal involvement while guaranteeing savings, because they do not have resources to continue the program after stimulus funding is gone.
 - Counties need to consider decoupling their funding sources. Loudoun collects \$1 million from natural gas and \$ 3million from

electricity. If this money goes into the general fund rather than energy improvements there is no incentive to reduce energy use.

- Maybe this discussion can be brought up at CEEPC
- **Policy, Regulatory, and Legislative Tools for Best Practices in Buildings**
 - Ease the process for permitting, which is currently a disincentive
 - What kind of control do HOAs have over these improvements?
 - A law in VA prohibited HOAs from imposing new restrictions, but existing ones are still valid
 - Educate HOAs about the options available, focus on how aesthetics will not be lost. Would be labor intensive but productive.
 - Be careful with incentive designs, sometimes they add barriers
 - Should LEED concepts be put into code? LEED would prefer to not be mandated, but if it were code, inspectors would have to learn it rather than shy away from it. There are aspects of code that aren't enforced.
- **Research and innovation for Emissions Reduction**
 - David Tilley introduced a new way of looking at energy in buildings- living systems. Should take a closer look at this.
 - Mark James spoke about educating tenants so they appreciate what they have. An important aspect of his program was tenant paid utility bills.
- **Concluding Plenary**
 - Chris Pyke said it might be more important to bring up the level of performance at the low end rather than focusing on the top. Look for tools to acknowledge advancements here.
 - Controlling peak energy use. Can public buildings reduce peak levels to lower rates?
 - Hospital in VA was the first LEED Gold hospital. They tapped into landfill gas as a 24/7 energy source. Combined with backup generators they can go completely off the grid when energy is most expensive.
 - Solar helps at peak hours. Dominion and Pepco offer rebates for demand reduction programs.
 - Variable rates could help with this
 - Human behavior is important. Najib's pyramid was fascinating.

- Private sector said that the public sector could help with risk management. Developers want the government to guarantee loans and minimize their risk.
 - Public sector talks about stewardship of resources, while private sector talks about asset management.
 - Private sector is leading. DC government buildings did not perform well. How can private sector help the public sector?
 - Fairfax County tracks energy and has a goal of 1% reduction per square foot.
 - Najib works for Loudoun on the public side, and the schools have two full-time staff. They pay for their salaries with reductions.
 - Difficult to enforce behavior policies in the public sector buildings. Sensors take it out of people's hands. Fairfax has an automated computer shutdown. Arlington allows employees to turn computers on and off from home.
 - There could be a couple of notes from the meeting to put into a letter to CEEPC.
- **CEEPC- Green Building Work Plan Priorities for 2012**
- What are this group's priorities for the next fiscal year?
 - The report update will guide goals for next fiscal year
 - Have not looked at the CEEPC workplan recently, but the group should make sure its priorities in the plan are being addressed
 - (Maia) CEEPC will hopefully adopt a revised workplan at the upcoming meeting
 - Revised green building measures
 - Policy recommendations for schools and residential. CEEPC would like to see these, even if they are simple recommendations.
 - This committee has been uncomfortable with recommendations for schools because of the tentative relationship with schools. Without their input it could be difficult to promote.
 - Regional best practices for schools could be identified
 - List available resources, but not suggesting mandated actions
 - Which schools did not respond?
 - Maybe a joint meeting with schools

- USGBC has good summary information and best practices with schools.
 - This section could be run by the schools
 - For residential the report should focus on overall goals. Residential is a lot of human behavior, outreach programs are helpful.
 - Existing vs. new buildings should be addressed
 - Recommendations for building codes was checked off on the action plan
 - Recommendation for jurisdictions to adopt ICC new codes (the State of Virginia, not jurisdictions) was added
 - Green affordable housing recommendations
 - There is a workshop/forum being planned with COG Housing this fall. A discussion on recommendations could come after this at the beginning of 2012.
 - Basic residential recommendations would apply here too.
 - Maybe a residential report could have a section on affordable housing
 - Look at the workshop a couple years ago
 - LEED-ND is under green building recommendations in the plan
 - The system hasn't taken off like USGBC had hoped because jurisdictions are using many of these concepts already
 - It doesn't fit areas like Crystal City, but more new neighborhoods on the periphery
 - Change to: "Promote neighborhood scale green design and smart growth principles."
 - Do a better job interacting with EAC for 2012
 - COG just signed a contract to look at district energy concepts and address challenges. The 2nd part of the contract is to build a business case for combined heat and power for new and existing projects
- **Jurisdiction Roundtable Updates**
 - Fairfax County
 - The County is releasing an RFP for an energy outreach program that will build upon WE CAN. Susan Hafeli and the energy committee are in

charge of this project. It is funded with several hundred thousand dollars through the stimulus funds.

- Loudoun County
 - Alan Brewer has been hired to coordinate environmental priorities in different County departments. He will promote environmental goals.
 - The County's first LEED Silver certification was finalized this week for an emergency shelter. The project was one point short for Gold. Some buildings are still in the certification process.
- Prince George's County
 - There is a climate control committee, but money is short.
- Arlington County
 - The County Board will hopefully approve the draft community energy plan on Tuesday. Then staff can start working on an implementation plan.
- **Meeting Adjournment and Next Meeting Date**
 - Next meeting is on June 9, 2011
 - Add 2012 priorities as an agenda item