

Intergovernmental Green Building Group (IGBG) Meeting
Washington Metropolitan Council of Governments
777 North Capitol Street, NE, Washington, DC

November 4, 2010 IGBG Meeting Highlights- FINAL

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

Attendees:

Stella Tarney, Vice Chair, District of Columbia
Leah Boggs, MWCOG
Joan Rohlf, MWCOG
Anne Mariani, MWCOG
Maia Davis, MWCOG
Jeannine Altavilla, MWCOG
John Mataya, MWCOG
Ryan Hand, MWCOG
Ellen Eggerton, Fairfax County
Noel Kaplan, Fairfax County
Nicole Steele, Loudoun County
William Marsh, Loudoun County
Lalit Sharma, Alexandria
Khoa Tran, Alexandria
Luisa Robles, Greenbelt
Carla Grano, Metro
Perrilyn Fanfulik, Metro
MonaCheri Pollard, District of Columbia
Annette Osso, USGBC

- **Call to Order, Welcome, Intro (Stella Tarney)**
 - o Vice Chair Tarney called the meeting to order at 10:05am
 - o Roundtable introductions.

- **ICC Final Code Hearings Follow-up Report (Leah Boggs)**
 - o Nine (9) local jurisdictions attended the ICC Final Code Hearings October 25-31 in Charlotte, NC. Four (4) attendees are here today: Nicole Steele, Luisa Robles, Stella Tarney, and Ellen Eggerton.
 - o The 30% solution passed across residential and commercial codes.

- The Energy Efficient Codes Coalition (EECC) just issued a press release. COG will issue a press release soon.
- COG received \$96,000 to pay for travel for the region's attendees.
- (Stella) Many proposals passed by a margin of only four or five votes. The days were very tedious, but showed an exciting democratic process with case and counterpoint debates for each item.
- (Nicole Steele) Veterans helped to make sure we understood what was happening.
- (Ellen Eggerton) I testified for one item discussing the concern that people who do not enforce codes are putting forth recommendations. Many do not explain why the change is important and what it will do for buildings.
- (Stella) In Fairfax and Arlington some of the codes conflict with system design.
- (Ellen) Anyone can submit code. Let's see how these changes actually work! The next round of ICC hearings will be in three years, but changes need to be submitted as soon as possible- in 18 months, not three years. Colleagues should work together to come up with the best wording for any amendments or proposals. I write on the back cover of my guide to develop better wording and note what is wrong with the code. Tweaks are needed to make some of these ideas enforceable. Right now enforcement is difficult for small jurisdictions.
- (Stella) For the next round we will know to ask questions about the enforceability of proposals. It will inform to a greater extent how green building goals are expressed in codes. Arlington's code as-is, if enforced, would lead to a 20% solution. Let's see how COG and this committee can align and enforce these ideas.
- (Ellen) In Fairfax, HVAC sizing is actually enforced. Many jurisdictions do not enforce this. It takes a long time to learn the process, but now it is only 5-10 minutes to evaluate each system. We could offer a class to learn how to enforce this.
- (Nicole) Loudoun is thinking about the next steps. How are these changes applicable to the state? Loudoun is removing duct testing in homes in March.
 - (Ellen) Take what was adopted and pare it down to what the state will accept. In Virginia, building codes come from the state level, in Maryland they are local.
- (Leah) How does this affect jurisdiction codes?
 - (Stella) DC is very flexible. The 30% solution is already adopted in the city's codes. Officials have aligned to the policies and there are not many issues.

- (Ellen) Virginia has a statewide building code. The document accepts the code. We have to make sure they do what we want. Virginia has accepted energy code, but they can change it.
- (Nicole) The code was adopted in March. The process to update codes begins after.
 - (Stella) Can IGBG help?
 - (Ellen) There are workgroup meetings with the state. They discussed how to change the model codes under building, mechanical, plumbing, etc.
 - (Stella) The District's Green Building Advisory Council participated in the work group meetings for code revision in the District. They supported green measures.
 - (Ellen) Virginia jurisdictions have different staff levels that do this type of advocacy.
 - (Nicole) The Loudoun Board is interested in listening and will take a position to support these changes as the state moves forward.
 - (Stella) Can COG issue a vote of support?
 - (Joan Rohlf) The local level would be more effective- Board of Supervisors, elected officials. It is premature for COG to issue anything.
- (Luisa) Maryland is different. Each jurisdiction can adopt code. Greenbelt will adopt the changes.
- (Stella) Stay in touch with code officials, inspectors, and plan reviewers. Collaborate on enforcement to ensure that green building policies align with codes.
- (Lalit Sharma) Was there a conversation among the jurisdictions and builders who do the construction?
 - (Stella) Builders were very active- maybe 2/3 of those in attendance. Industry representatives also participate in the local process.
 - (Ellen) The industry representatives attended and testified in debates, but could not vote.
 - (Fairfax) Even if Homeowner Associations cannot affect local decisions, they can affect what happens in Richmond for the state.
- (Annette Osso) The USGBC National Capitol Region Chapter wants to be informed. Members are developers. The lawyers say they may think negatively about these changes and that jurisdictions should be prepared for pushback. In Virginia there is a coalition for lobbying with USGBC chapters to push forth basic green building principles. The lobbyists are turning attention to the codes.

- (Stella) DC has decided to require LEED for large private buildings beginning in 2012. Should it be in the code because LEED is a voluntary certification? There is a live discussion of what to adopt in codes. Should components of LEED be integrated into the codes or just leave it at LEED certification.
 - (Fairfax) Many of the LEED requirements are not code friendly.
- (Leah) Remember to submit your travel costs. It will take about 60 days for reimbursement. Please submit one invoice per person, with a master invoice for each jurisdiction.
- (Ellen) There were 60 people from the region in attendance and it made a significant impact.

- **Alexandria's EcoCity (Lalit Sharma)**

- EcoCity Alexandria is a sustainability plan for the city. Its development was an open process with a great amount of community input.
- The Eco-City Principles are holistic.
- The process began in 2007 with a partnership between the City, the Alexandria Environmental Policy Commission, Virginia Tech, and the community.
 - Included several public events for businesses and residents
 - The Green-Ventory Report (released early 2008): looked at existing practices in Alexandria and around the country and put them together into a compendium of model practices
 - The Eco-City Charter was signed in 2008 and is an environmental constitution with principles for various sectors in one place
 - There are 10 principles that each have associated key actions: Land Use and Open Space; Water Resources; Air Quality; Transportation; Energy; Building Green; Solid Waste; Environmental Health; Emerging Threats & Climate Change; Implementation
 - An Environmental Action Plan for 2030 was adopted in June 2009
 - Contains 48 goals, 50 preliminary targets and 353 actions
 - The City Council has already passed a policy for new buildings to have LEED certification. 90% of new buildings have complied even though it is not a requirement, the remaining 10% have implemented some LEED requirements in their design and construction
 - EECBG funding was used for short term actions, including a Community Energy Strategy

- (Fairfax) Not all new buildings come to zoning in Fairfax, because of “by right” zoning. There are no green requirements.
 - Almost every new building comes before zoning in Alexandria. This results in different policy expectations.
 - (Leah) Has any jurisdiction looked into certifications other than LEED?
 - Zoning will often accept equivalents, but nothing as comprehensive exists.
 - (Ellen) Does the plan address existing buildings and retrofits?
 - Not in the green building policies, but in the Environmental Action Plan.
 - (Nicole) Can you relate this to the comprehensive plan? Is it a part of the plan or a standalone document?
 - It has the effect of a master plan, looking for conformity. The intent is to integrate environmental policies. All projects will consider environmental consequences from the start.
 - In Loudoun there is an internal conversation to apply these ideas and the current question is whether to incorporate it into the master plan or make it a standalone document.
 - (Stella) Is this an aspiration and not legally binding?
 - The Council wanted this. The Environmental Policy Commission spend long hours on the plan. We were lucky to have Virginia Tech.
 - What about ARRA funding? It is not in the plan, but short term actions: retrofit, green building phase 2 program to promote retrofit/renovation green actions; changing traffic lights; audits of city buildings.
 - (Falls Church) TC Williams used the cistern as part of their LEED certification, addressing non-potable water sources. How is this working? How are they tracking it? It could be groundbreaking and share some interesting lessons.
 - The schools are a separate body, but we can provide contact information to look into it.
- **Green Building Inventory Report (Leah Boggs, John Mataya, Ryan Hand)**
 - (Leah) John came forward about doing an inventory and recently hired an intern to get the report off the ground. The findings will be compiled into a green building policy compendium. The findings thus far were presented to the

- planning directors. They provided a lot of good feedback from a different point of view than this committee usually hears.
- (John) The process started a year and a half ago. The annual commercial construction report asked a question about green buildings. It wanted to look at the new regional activity centers holistically.
 - (Ryan) The Planning Directors are looking at a movement of putting these green building ideas into the building codes. They are looking at trends.
 - LEED is not about planning, but promoting broader efficiency
 - LEED is catalyzing state legislation. In 2007 there was a direct impact on green building
 - There were 22.9 million square feet of LEED certified facilities in the region from 2002 to 2009.
 - 86% of this space was in activity centers, largely concentrated in the center of the region.
 - There is a correlation of LEED space and transit access
 - LEED certified space is in excess of targets
 - This space includes renovations, not just new buildings
 - Greater than 30% of the LEED project square footage is existing building.
 - Slightly more than ¼ of the LEED project square footage is new construction.
 - The increase has been propelled by publicity, legislation, and COG promotion
 - 100 million square feet of registered LEED space shows that much more will be built, even if all registered projects are not certified
 - Many projects are not included because registered projects are private and all information is not available to include them in this inventory
 - The trend is capturing commercial projects more than other industries
 - The LEED proportion of new commercial buildings has increased in the past 7 years compared to other industry segments
 - Would be interesting to compare the national rates to the regional rates
 - The trend of LEED as a percentage of total space built by year shows when the trends changed.
 - Greater than 50% is LEED gold, greater than 75% is LEED gold or silver
 - (Stella) DC has 123 certified LEED buildings as of September 2010
 - Policy vs. Standard word choice in chart- Virginia jurisdictions do not have the authority to require LEED in new buildings.
 - The state has created an incentive for LEED through an executive order, but there hasn't been legislation. Local governments can offer tax credits for 30% efficiency gains.

- (Stella) This is a potentially powerful evaluative document. Use the format for the group here. Reconvene and next meeting to discuss the chart.
 - It is in draft format
 - Please email to IGBG to offer help on definitions, titles, and updates to jurisdiction data. Make sure the data is the same as the committee report data

- **Green Affordable Housing Update (John Mataya, COG)**
 - COG adopted Region Forward in January, which was then adopted by all of the local jurisdictions by July
 - There is a component on affordable housing
 - There is a performance baseline, each with a specific metric
 - Affordable green housing has a baseline to identify.

- **Jurisdiction Roundtable Updates (All)**
 - Loudoun County- Comprehensive Plan amendment is going through the committee
 - Fairfax County- Discussions on the progress of green building. Zoning applications are incorporating energy efficiency guidance. Moving forward on plans in Tysons. Numerous committees are looking at greenhouse gas emissions.
 - Greenbelt - none.
 - DC- Climate Action Draft has been released and DC is seeking comments. The Energy Star benchmark requirements will be released in the next few weeks.
 - COG- Peter Garforth, a community energy planning consultant, will be at the Climate, Energy, and Environment Policy Committee meeting on Wednesday, November 17. He will speak from 10:30 to 11:30. All are encouraged to attend. There is a seminar on Freiburg, Germany today focusing on their car-free design and implementation of renewable energy projects. COG has been awarded a Smart Growth Implementation Assistance Project with EPA. The team will reach out to this committee because green building is critical.
 - Contact the Northern Virginia Regional Commission. Laura Grape has been working on a detailed report on sea level rise for them.
 - WMATA- A new sustainability advisor will be hired soon.
 - Legacy Project- ASLA donated materials. The campus master plan includes green gardens at Cabot Cool Senior High School.
 - Jeff King- Takoma Park tree ordinances and solar installations. They are looking for an impartial expert to discuss the benefits of each. Please provide suggestions.

- Look at the Manual J calculations on the Air Conditioning load. Set up a program to pick five homes and do it.
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- **Next Meeting Date, Adjournment**
 - December 9, 2010