

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

January 13, 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
Leah Boggs, MWCOG
Joan Rohlf, MWCOG
Maia Davis, MWCOG
Jeannine Altavilla, MWCOG
Noel Kaplan, Fairfax County
Luisa Robles, Greenbelt
Perry Fanfulik, WMATA
William Marsh, Loudoun County
Marie Genovese, Loudoun County
Joseph Carter, Loudoun County
Laine Cidlowski, District Office of Planning
Paivi Spoon, Prince George’s County
Maribeth DeLorenzo, District Office of Housing and Community Development
Lisa Crawford, Capital Business Solutions, USGBC
Lisa Orr, Frederick County (conference call)

- **Call to Order, Welcome, Intro (Joan Kelsch)**
 - o Chair Kelsch called the meeting to order at 10:10am
 - o Roundtable introductions
 - o Add to the agenda:
 - 10 minutes of discussion on building labeling
 - Add discussion on William Marsh’s email to IGBG members

- **Approval of December 9, 2010 Meeting Minutes**
 - o One change: remove the word “requirement” from the COG Annual Survey question 2 on page 2 because Virginia jurisdictions do not have this authority.
 - o Minutes approved with amendment

- **Green Building Policy and Programs Survey and COG Annual Survey Interface (Maia Davis)**
 - o COG is aggregating all of its annual surveys into one survey. Sent to one or two contacts in each jurisdiction to distribute to program areas
 - o Green Building survey showed to members
 - Past data preloaded into form
 - Same questions, now in Excel format
 - o Ask to receive all data by Friday, February 4, 2011. Please contact your jurisdiction's point of contact if you have not received
 - o Integration of proposed questions from December 9 meeting?
 - May not be explicit, but desired information should be in results
 - Schools question is in a separate schools survey
 - o Please provide feedback on survey form to improve and make it easier

- **2007 Regional Green Building Report Update Outline (Leah Boggs)**
 - o Not the same process as 2007 report, will be shorter and highlight information relating to 2007 recommendations
 - o Original report and recommendations are on the IGBG website
 - o Information on current projects will be included
 - o Consider policy, regulations, and zoning for new building in Tools section
 - o Regional examples of LEED-ND (make section title more generic to match others)
 - Examples near Vienna metro, Herndon
 - Process slow to adopt- note in report that certification hasn't grown like CEEPC expected
 - 7 projects in DC were profiled, Laine will share profiles with IGBG
 - o Green Affordable Housing section- assistance from COG housing department
 - Maybe Green Home and Enterprise as additional future partners
 - o Green Schools will use information from schools survey
 - LEED has new goal for all schools to meet LEED standards in a generation
 - Maryland green school program
 - o Residential Sector difficult to address like commercial, but necessary to note for update for CEEPC
 - Realized that the committee cannot recommend one rating system, but that guidance should be provided
 - o Discussion of relevance of green building to climate protection in this update

- Green building movement now very focused on energy, IGBG has a responsibility to continue to think about the entire building including air quality, storm water, etc.
 - Recommendations will parallel 2007 report, and build on them
 - Lisa Crawford notes that DC Housing Authority projects do not necessarily call for green measures in requests for proposals. Look into ensuring that they promote green goals, in line with District mandate for private buildings.
 - Possibly add a section on economics- cost efficiency
 - Useful, but be careful of adding too much information
 - Challenges looking forward
 - Zoning, codes and guidelines for things like residential wind turbines, geothermal. Possibly task outside of report. Maybe a paragraph in report.
 - One Brookland resident had to hire a private contractor to assess geothermal because DCRA inspectors were unfamiliar
 - Timeline:
 - First Draft: April 14th (IGBG meeting)
 - Comments due by April 29th
 - Final Draft: May 12th (IGBG meeting)
 - Leah will write the report, committee will add input. Must be completed before June 30 for new fiscal year because it is in this year's workplan.
- **Green Building and Climate Change Interface Workshop Planning (Leah Boggs)**
 - How green building can and is contributing to climate protection; ensure jurisdictions are knowledgeable about available tools; Peer education
 - Possible dates: April 26th or May 5th. Half day
 - Focused conversation with 80 or 90 participants
 - Intended audience: committee, code officials, planning offices, nonprofit partners, schools, energy offices
 - Tap into USGBC, maybe the latest information from Chris Pyke
 - Integrating policies to maximize effects
 - Leveraging collaborations and partnerships with universities, nonprofits, businesses. Think of work in BIDs, leverage initiatives like these.
 - Tap into research and innovation
 - Intelligent Cities- IT, GIS, imaging, modeling cities for maximum protection, projecting the best policies
 - Create a team of 3 or 4 to structure workshop, select speakers. Conference calls will be fine for plan.
 - William Marsh volunteered.

- **Building Labels (Joan Rohlfs)**

- At the last CEEPC meeting energy performance labeling on public buildings was suggested as a future topic. Ideally discussion would work towards a regional policy or standard. Will be brought up at the January 26th meeting, but would like it to be addressed at the March 23rd meeting.
 - (Stella Tarnay) Could be useful for IGBG to present a recommendation for a presentation, keeping in mind that CEEPC is mostly elected officials
 - Can share the District policy
- Topic is also on the agenda for Energy Advisory Committee (EAC) next week
 - Presentation on District benchmarking
- Possible to make a joint recommendation to CEEPC from EAC and IGBG
- Many use ENERGY STAR Portfolio Manager, ASHRAE is working on a physical label
 - Arlington provides public building energy use per square foot online
- Labels could provide a number score, a figure for use per area, or a letter grade
- Many labels exist and different people prefer various labels
- Region could recommend that all jurisdictions use one label
 - Begin labeling public buildings, encourage use in private buildings
- Loudoun County- Nicole Steele is working on this as part of their energy strategy that was approved by the Board. The labels would have to be voluntary.
- Single jurisdictions may fear that these labels would detract from business if required on private buildings
 - District has mandatory reporting by 2012. Benchmarking according to requirements by second year it will have to be public. Will be on a website, could require a label.
- Will establish a joint subcommittee after EAC to discuss

- **Question regarding requirements for private developers (William Marsh)**

- There is a builder in Loudoun going through a special use rezoning application. There is pressure to have them make a green building commitment, but no policy for the zoning commission and board to follow. Has anyone gotten a commitment like this in the past?
- The goal is to have the developer use Target Finder before occupancy, and to have them use ongoing tracking like Portfolio Manager after occupancy.
- The District requires this commitment, but there is no effective, reliable enforcement. It has not been an issue so far.
- Maybe look at how tree requirements are tracked

- Could establish a performance bond or cash in escrow, but the developer will not appreciate money tied up indefinitely
 - Lawyer said there is a limit to what zoning can address
 - Could get a legally binding agreement from the developer, but it wouldn't be within the zoning approval process.
 - It can be hard to get a commitment for buildings during occupancy, because the developer may no longer be involved
 - Could assess a fine equivalent to the price of a mechanical engineer's seal addressing building performance
 - Could release to the press those who do not hold their commitment
- **Jurisdiction Roundtable Updates**
- District of Columbia
 - DDOE: Finished public buildings benchmarking. Preparing industry for private buildings benchmarking
 - District Housing and Community Development- Data submitted to DDOE for publicly funded green affordable housing
 - District Office of Planning- Update to zoning code to require a sustainable sites initiative. It has been through a public hearing and is likely to be approved in February.
 - Prince George's County- Prince George's Goes Green program based on an Executive Order has 5 goals and a required annual report. Information is on the website, accessible in the far left column.
 - In the process of developing new green, sustainable program with guidelines and goals. Ideas are welcome.
 - Attended a chamber meeting with the US Ambassador from Helsinki and the Finnish Ambassador to the US. The American Embassy in Helsinki has been retrofitted to LEED Platinum. The Finnish embassy in the US is LEED Gold. The retrofits cost \$150,000 and saved as much in energy bills in one year. Could be a great location for an IGBG meeting.
 - Greenbelt- All municipal information has been put into the software for the ICLEI greenhouse gas inventory. Currently gathering community information. At some point all data will be loaded into Energy Star.
 - Loudoun County- Route 28 corridor policies for sustainable development are moving forward. Public hearing at the Board of Supervisors meeting next month
 - Prince William County (William Marsh reporting)- An amendment to their plan introducing energy efficiency language was approved as part of a general update to the environmental chapter. Will possibly use the energy consumption tax for

weatherization and green building programs. Includes a requirement to consider renewable energy in all residential development. The amendment passed unanimously.

- Fairfax County-
 - Greenhouse gas inventory is underway. Facilities inventory almost complete. Hopefully community inventory will be completed this spring.
 - Implementation of Tysons Corner recommendations. There are 8 or 9 special use permits for Tysons under some level of review; 2 or 3 officially accepted for review. The first meet and greet between planners and energy people will be next week to develop a process to take advantage of opportunities. Considering electric vehicle infrastructure.
- COG- Following the CEEPC meeting this month there will be a workshop on District Energy and Microgrids. Jes Christensen from the Denmark District Energy Board and several others will be here to discuss opportunities. See the invitation. Please RSVP due to limited space.
- IGBG- Application for environmental achievement award from EPA submitted in November. Will hear sometime in February.
- Arlington County- Working on the community energy plan. The report is out in draft. Hopefully to a task force late this month. Considers generation, transmission, distribution and use with a goal to reduce total energy use by 80% over 40 years. This goal is very achievable with this step-by-step plan.

- **Meeting Adjournment and Next Meeting Date**

- Next meeting is on February 10, 2011
- Meeting adjourned at 12:05pm.