

Intergovernmental Green Building Group (IGBG)



Green Building Interim Report

Metropolitan Washington Council of Governments
Board of Directors
July 11, 2007



Regional Imperative



Washington Metropolitan Region predicted to gain 1.6 million residents and 1.2 million jobs by 2030.

Buildings responsible for 35% of US CO₂ emissions.

75% of building stock will be new or rebuilt by 2035.





Green Building Resolution

November 2006

- Support coordinated green building practices in the region
- Encourage jurisdictional green building programs
- Green building education
- Report
 - Background
 - Recommendations





Green Building Trends

- LEED as national standard
- Green building codes and reference standards
- Beyond buildings to include green infrastructure and communities
- Green building programs for Schools
- Development of local/regional green home programs
- Federal, national, local, and corporate examples
- Regionally, 10+ COG members have green programs in place or in development

Costs



- First cost vs. life cycle
 - First cost
 - Varies (0–2% estimate for LEED silver)
 - Costs are reduced with team experience
 - Life cycle
 - Payback on investment measured in months
 - Ongoing operational savings
 - Integrated design and “whole building” approach saves money



Green Building Report

Recommendations

Recommendations – Common Rating System



Establish LEED as the region's preferred green building rating system

Four levels of LEED certification:

LEED Certified	26 - 32 points
Silver Level	33 - 38 points
Gold Level	39 - 51 points
Platinum Level	52+ points

(69 possible)



Recommendations – Government Lead by Example



Recommend that LEED Silver be the goal for all local government facilities constructed in the Washington Metropolitan Region



Recommendations – Private Commercial Development



COG Regional LEED Certified (26-32 points)

- Achieve LEED Certified including at least two Energy Optimization credits and at least 4 of the following:
 - Additional Energy Optimization credits
 - Green or reflective roof
 - On-site renewable energy generation
 - Purchase Green Power
 - 75%+ construction debris recycling
 - Stormwater Management – quality and/or quantity

Review and revise no later than 2012 with goal of achieving LEED Silver

Recommendations – Residential



Jurisdictions support green building for single family and small-scale multifamily projects



Recommendations – Local Government Programs



- Local governments create green building implementation plans and evaluate organizational capacity
 - Staffing
 - Funding
 - Training
 - Structure
 - IGBG participation
- COG will facilitate regional peer networking and training to assist members develop green building programs

Recommendations – Outreach and Education



- COG coordinates regional green building educational opportunities
 - Local governments sponsor programs
 - Annual regional green building summit
 - Work with USGBC to host GreenBuild in the DC region
 - Develop a website for green building issues

- COG and COG members collaborate and partner with private development community, nonprofits, banks, and others to address green building goals

Recommendations – Future



- Evaluate green building systems for residential development
- Evaluate green schools rating systems
- Evaluate options for greening existing buildings
- Develop a regional green building tracking system
- Continue to evaluate relationship of buildings to climate change
- Continue to evaluate green buildings relationship to smart growth, neighborhood development, land use planning, etc.
- Upgrade relevant building codes with green standards
- Evaluate feasibility of establishing regional targets
 - Renewable energy
 - Green roofs
 - Construction debris recycling



Ad Hoc Elected Official Committee

- ***Judith Davis, City of Greenbelt***
- ***Paul Ferguson, Arlington County Board***
- ***Jim Graham, Council of the District of Columbia***
- ***Rob Krupicka, City of Alexandria Council***
- ***George Leventhal, Montgomery County Council***
- ***Eric Olson, Prince George's County Council***
- ***Linda Smyth, Fairfax County Board of Supervisors***
- ***Daniel Sze, City of Falls Church Council***

FEEDBACK on DRAFT Report

- Positive response
- LEED certification is a powerful tool
- Residential market remains fluid
- Accountability/verification important issue
- Private sector must be involved early in program development
- Smaller jurisdictions face financial barriers in seeking green building certification
- Building operations need to be addressed
- Share information regionally
- Consider Report "Interim"

Meeting with Developers

May 14, 2007



- Positive response -- market leaders are already going green
- Upgrading existing buildings
 - Incentives to upgrade "green"
 - Energy Star as a guideline
- Neighborhood-scale solutions
 - Energy production, water heating, stormwater
- Incentives to start the process
- Preferred the COG Regional LEED Certified with upgrades over time

Presentation to CAOs

June 6, 2007



- Support COG Regional LEED certified
- Support recommendations in the report
- Encouraged local government action

Next Steps



- July 11, 2007 -- Board Action to transmit interim report to member jurisdictions and other stakeholders for **60 day comment period**
- Continued Review by IGBG
- Review of Comments – Guidance to Revise Report
 - Ad Hoc Elected Officials' Green Building Committee – **Late September/early October**
 - CAOs – **early October**
- Final Report to COG Board – October, 2007

Vision



The National Capital Region strives to be a national leader in green building. The region's local governments will lead in innovation and stewardship of the environment through green building design and construction and support for innovation in the private sector.

