

**Intergovernmental Green Building Group (IGBG) Meeting**  
Metropolitan Washington Council of Governments  
777 North Capitol Street, NE, Washington, DC 20002

**January 10, 2008**

10:00 a.m. to 12:00 Noon

**Draft Meeting Highlights**

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

**In attendance:**

Stella Tarnay (Arlington)  
Joan Kelsch (Arlington), Committee Chair\*  
Noel Kaplan (Fairfax County)  
Dawn Dhavale (Fairfax County)  
MonaCheri McCoy (DC)  
Monacheri Mccoy (DC)  
Nicole Steele (Loudoun County)  
Eileen Emmet (MNCPPC-MC)  
Patty Rose (GreenHome)  
David Cooperman (GreenHome)  
John Mitchell (Prince William County)  
Matt Groff (Prince William County)  
Nate Wall (Rockville)  
Richard Weiggenfluh (Rockville)  
Brett Kaplan (GWU)  
Cliff Majersik (Institute for Market Transformation)  
Kevin Powell (DC-Institute of Building Technology & Safety)  
Erica Bannerman (Alexandria)  
Alem Zewoldai (Alexandria)  
Karen Benner (EYA)  
George Nichols (COG)  
Leah Boggs (COG)  
Stuart Freudberg (COG)  
Dale Medearis (NVRC)

**1. Call To Order**

- Roundtable introductions

**2. Committee Updates**

- Regional Green Building Policies and Programs Overview table distributed again for review. Send updates to IGBG staff. Will be redistributed once updates are made.
- Local chapter of USGBC Executive Director, Tom Mawson, created a calendar for regional green building events and activities. Send notices of regional green building events to [tmawson@usgbcncr.org](mailto:tmawson@usgbcncr.org).
- Green home rating systems were the focus of the December 2007 IGBG meeting; a short follow up discussion will take place today.
- Sandra Batterden and Hadi Mansouri are unable to attend today's meeting; therefore Montgomery County codes presentation will be given at a later date.

### **3. Building Codes**

Arlington County, Shahriar Amiri, Chief Building Official

- Attending the Region 7 International Code Council (ICC) meeting later this afternoon, of which he is a member of the executive committee.
- Region 7 includes – DE, VA, WV, DC, MD, PA and NJ; VA, NJ and PA have a large delegation on the committee.
- Two-part process: 1) Initial hearing – Feb. 18, 2008; 2) Final hearing – Sept. 2008.
- Difficulty in amending building energy codes in VA due to Dillon Rules. MD is a home rule state.
- Amiri participated in crafting Montgomery County's Green Codes which will become effective Oct./Nov. 2008.
- The ICC is working with the National Association of Home Builders (NAHB) to develop green building standards.
- Virginia Senate Bill 174 would enable localities to receive tax credits for buildings that meet Energy Star, EarthCraft or LEED standards.
- With respect to codes, the current focus is on energy not materials.

- Codes are 10 years behind actual technology; hearings are 10-14 hour discussions; a lot of economic, market based and political undertones involved in codes.
- The ICC is a nonprofit organization dedicated to developing a single set of comprehensive and coordinated national model construction codes; the International Energy Conservation Code (IECC) is one of 14 codes under the ICC; Codes are broken up into several climate zones to address local concerns/needs.
- Building officials are concerned about building safety and do not attend code hearings; they need to be educated on energy issues; opportunity to elevate the conversation.
- Washington jurisdiction building code officials meet quarterly; Proposed - IGBG Chair to attend quarterly meeting.
- VA codes updated every 3 years

District of Columbia, Cliff Majersik, Institute for Market Transformation (IMT), DC Consultant

- DC's Green Building Act of 2006 requires the Mayor to submit to green building practices revisions to the Council.
- Amendments to the 2006 International Code Council model codes to be submitted to City Council by March 2008.
- The Act also created a Green Building Advisory Council (GBAC).
- The DC Department of the Environment contracted with IMT and the Institute for Building Technology and Safety (IBTS) to work with the GBAC to identify best practices in green building code amendments.
- *Top Priority* - To remove impediments to Greening Building.
- Few impediments found; Some removed in the update to the 2006 ICC codes (e.g. waterless urinals and green piping).
- Many impediments are zoning code related; DC is separately seeking to green its zoning code; Some impediments are building officials misinterpretation of building codes.
- *Second Priority* - Raising the Bar: Mandating Greener Practices.

- Amendments will likely mandate greener practices in a few key areas including: Water efficiency (e.g. low-flow fixtures); Reducing heat island effect with cool roofs or green roofs; Energy efficiency.
- Energy codes are most powerful local weapon in the fight against global warming; Majority of electricity comes from burning coal, the-worst fuel for causing global warming and air pollution (23,600 US deaths annually).
- Buildings account for 40+% of GHGs nationally and for about 75% in DC.
- For commercial development, ASHRAE 189 is a green code currently under development. It offers two paths for compliance: a prescriptive path that requires the use of specific procedures and materials; and a performance-based that that uses modeling to achieve specific energy goals.

For residential construction, the

- Energy Efficient Codes Coalition (EECC) is asking that the 2009 IECC reflect at least a 30% increase over the 2006 code – called the “30% Solution”.
  - Requested Action: COG/IGBG to support strengthening of national model energy code by endorsing the 30% Solution submitted to the ICC by the EECC; 30% over performance of ASHRAE 90.1 (as referenced in the ICC) for residential construction. For commercial construction support the proposed ASHRAE 189.
  - DC adopted energy chapter of ASHRAE 189 (189.1), which applies to all buildings except low-rise residential buildings; is a model code not a rating system; hopeful that Montgomery County follows this action; VA to adopt ASHRAE 90.1 code at state level then move to 189.
  - 30% Solution endorsed by AIA and ASHRAE; opposed by NAHB.
  - IGBG Decision: Committee letter with language saying it “complements” the work of the IGBG, specifically the Green Building Report; a lot of groundwork necessary to bring officials up to speed on code issue.
  - Requested background information from Cliff Majersik and explanation of benefits if action is approved.

- This issue may be of particular interest to the region due to projected blackouts made by the MD Energy Commission as early as 2011.

#### **4. Follow Up to Green Home Presentations**

- Brett Kaplan reported on a matrix that describes the various residential programs, as reported at the December 2007 meeting.
- A description of the table will be prepared and then the document will be posted on the COG website. IGBG will be notified once this occurs.

#### **5. Roundtable Green Building Activities per Jurisdiction**

- COG Board adopted policy direction for new year which includes more aggressive Green Building policy outreach.
- An ad hoc Green Building Work Group of the Loudoun County Board has been formed. A similar effort / interest expressed in Frederick County.
- COG staff will develop a “GB Policy Road Show”, incorporating much of the work of IGBG.
- The COG Board also expressed interests in Green Affordable Housing, schools, and residential standards.
- IGBG should be proud of its work. Received good press coverage in the Washington Post and 2 local cable channels.
- Prince William County will include a budget request to develop a Green Building strategy.
- Residential market appears to be ready for change.
- Loudoun County has created an energy committee.

#### **6. Next Meeting and Adjournment**

The next IGBG meeting is scheduled for February 14, 2008 from 10 am to 12 noon.