The following report was developed by the Green Construction Code Transition Plan Task Force that was formed by the Mayor’s Sustainable DC Transformation Order of 2013. The report offers background and recommendations on steps that the District should take to have a successful transition to and implementation of the new 2013 Green Construction Code and the 2013 Energy Conservation Code, effective March 28, 2014. Additionally the report looks at options for updating and strengthening the Green Building Act to better align with the new codes and move the District closer to meeting the long-term Sustainable DC goals.
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Executive Summary

The District has an impressive history of progressive green building policies, and leads the nation on a per capita basis in the application of the national standards of green building, including U.S. Green Building Council’s LEED certification program and EPA’s ENERGY STAR program. The District is the first in the nation to pass laws requiring green building certification and energy and water benchmarking for both the public and private sectors, and in March of 2014 it became one of the first, if not the first, to pass new construction codes based on all of the major chapters of the International Green Construction Code.

Since the passage of the Green Construction Code, various District government agencies have been working diligently to ensure the successful implementation of the new code. These efforts are directly related to fulfilling the following goals established in the Mayor’s Order 2013-209 (Sustainable DC Transformation Order):

1. The Department of Consumer and Regulatory Affairs, in coordination with the Deputy Mayor for Planning and Economic Development and the Construction Codes coordinating Board, shall develop and submit to the Mayor by January 30, 2015, a Green Construction Code Transition Plan.
2. The plan shall describe the steps that should be taken to implement the full transition of the District’s green building requirements to the 2013 Green Construction Codes located at 12 DCMR K and a timeline for implementing the plan.
3. The plan shall incorporate to the extent reasonable the recommendations of the Green Building Advisory Council and affected stakeholders from the building construction, building management, and building systems efficiency industries.

In the following report, the Green Construction Code Transition Plan Task Force has provided recommendations to successfully implement the new Green Construction Code, ensure code compliance, and guarantee that the new code is aligned with the District’s historical green building laws in order to take the next steps to meet the long-term green building goals found in the Sustainable DC Plan. After months of meetings and outreach to various stakeholders, partners, and the general public, the task force has summarized three major goals to achieve the green construction code transition as stated in Mayor’s Order 2013-209:

---

GOAL 1: Establish the Green Building Program at the Department of Consumer and Regulatory Affairs

ACTION 1.1: Hire staff for the Green Building Division at the Department of Consumer and Regulatory Affairs (COMPLETE)
ACTION 1.2: Develop a robust and streamlined green permitting and inspections process
ACTION 1.3: Publish the Green Building Program Manual and Resource Guide outlining the new processes at DCRA (COMPLETE)
ACTION 1.4: Develop streamlined, consistent and transparent review processes for specific green technologies such as solar systems and green roofs
ACTION 1.5: Update DCRA’s IT systems to reflect new green building regulations and allow for improved data tracking
ACTION 1.6: Publish free versions of the new Green Construction and Energy Conservation Codes in a combined, easy to read format (COMPLETE)
ACTION 1.7: Build out an effective enforcement protocol and mechanisms (e.g. fines, green bonds)

GOAL 2: Provide Technical Green Building Assistance, Training, and Educational Resources to Stakeholders

ACTION 2.1: Produce and host an annual Green Building Symposium and Expo
ACTION 2.2: Offer a wide range of training opportunities to DCRA, other District agencies, third-party companies, and private sector stakeholders
ACTION 2.3: Create and maintain a robust, up-to-date, and informative website
ACTION 2.4: Create an online green building “roadmap” that helps stakeholders navigate new and existing green building regulations
ACTION 2.5: Provide excellent and swift customer service and technical feedback with DCRA’s central green building e-mail address at green.building@dc.gov
ACTION 2.6: Create a set of green building educational displays that will be in the DCRA and other agency’s lobbies to help teach people about green building concepts and the new green building related regulations

GOAL 3: Align the Green Building Act with the new Green Construction Code and other related laws and regulations

ACTION 3.1: Draft new legislation that eliminates redundant requirements, clarifies confusing language, and strengthens the requirements of the Green Building Act
ACTION 3.2: Align the Green Building Act with the Green Construction Code and other related policies
ACTION 3.3: Reach out to stakeholders while drafting a new Green Building Act for their feedback and input
ACTION 3.4: Develop a working group to research and create a green building single family and low-rise residential program for the District
Background & Methodology

Background

The District has an impressive history of progressive green building policies. With the Green Building Act of 2006, the District was the first city in the country to pass a law that required green building certifications for both the public and private sector. Additionally, in 2008, the District was the first city in the nation to pass a law requiring energy and water benchmarking of public and private buildings. Other innovative green building related laws include: Energy Efficiency Financing Act of 2010, Distributed Generation Amendment Act of 2011, Community Renewables Act of 2013, new stormwater regulations and the establishment of a “green area ratio” in 2013, and finally the new Energy Conservation and Green Construction Codes in 2014. This legacy has led to the District’s national leadership in the deployment of green buildings, creating a more energy and water efficient city with healthier buildings for the populace.

The Mayor’s Sustainable DC Transformation Order issued on November 5, 2013 continues the District’s tradition of progressive policies related to the greening of the built environment. The order established 10 task forces to examine and advance the goals outlined in the Sustainable DC Plan. One of the task forces, the Green Construction Code Transition Plan Task Force, was created to build a successful transition plan for the new 2013 DC Green Construction Code that integrates the code with other existing green building regulations in the District, including, most importantly, the Green Building Act of 2006. The Order also requires that the Task Force prepare a timeline for the transition.

The Green Building Act requires that the District’s construction codes “incorporate as many green building practices as practicable,” and specifically identifies the need to continually improve the energy code. As a result, the District is establishing itself as a leader in the arena of green codes development. In 2008, the District adopted the “30 Percent Solution” for improved performance of residential buildings—meaning the District’s energy code goal was to be 30% more energy efficient than the model 2006 International Energy Conservation Code. The 2008
code also incorporated other important water efficiency and stormwater management measures.

Following on the success of the 2008 code advances, in March of 2012, the Construction Codes Coordinating Board (CCCB) and its Green Technical Advisory Group began the process of adapting the 2012 International Green Construction Code (IgCC) and 2012 International Energy Conservation Code for use in the District. The CCCB completed its work in November 2013 following extensive public engagement, and submitted the codes to the Mayor and DC Council for their consideration and vote. On March 28, 2014, the Council approved the new construction codes and the District will be one of the first cities, if not the first, to adopt all of the chapters and Appendix A of the IgCC, thus creating one of the greenest codes in the country. The ultimate goal of greening the codes is to make high performance construction mainstream.

But in order to achieve the ultimate goal where all buildings are green, we must first streamline the original Green Building Act of 2006, strengthen the public sector green building requirements in the Act, and ensure that there are no overlaps and unnecessary burdens to advancing green building in the private sector. Since passing the Green Building Act, the District has learned a lot about green building policy and green building program implementation. Additionally, the green building industry has significantly matured since 2006 and the District has learned many lessons on how to construct green buildings in a cost-effective manner. This deeper understanding and experience that the District has gained is channeled into the recommendations in this report.

**Methodology**

The Green Construction Code Transition Plan Task Force is a collaboration among the Department of Consumer and Regulatory Affairs (DCRA), the District Department of the Environment (DDOE), the Department of General Services (DGS), the Deputy Mayor for Planning and Economic Development (DMPED), the Green Building Advisory Council (GBAC), and the Construction Codes Coordinating Board (CCCB). Since early spring 2014, the task force has held frequent meetings among the stakeholders listed above to help develop the plan called for in the Sustainable DC Transformation Order. The task force has also solicited input from various experts including the original authors of the Green Building Act, as well as the general public through two public meetings.

In addition to the stakeholder meetings, members of the task force have relied upon their own knowledge of green building practices, as well as research and literature reviews on best
Findings & Recommendations

The following section provides background, detail, and a proposed timeline on the goals and actions outlined in the Executive Summary. Additionally, this section outlines anticipated benefits, costs, political impact, legislative requirements, and possible incentives.

GOAL 1: Establish the Green Building Program at the Department of Consumer and Regulatory Affairs.

ACTION 1.1: Hire staff for the Green Building Division at the Department of Consumer and Regulatory Affairs (COMPLETE)
ACTION 1.2: Develop a robust and streamlined green permitting and inspections process
ACTION 1.3: Publish the Green Building Program Manual and Resource Guide outlining the new processes at DCRA (COMPLETE)
ACTION 1.4: Develop streamlined, consistent and transparent review processes for specific green technologies such as solar systems and green roofs
ACTION 1.5: Update DCRA’s IT systems to reflect new green building regulations and allow for improved data tracking
ACTION 1.6: Publish free versions of the new Green Construction and Energy Conservation Codes in a combined, easy to read format (COMPLETE)
ACTION 1.7: Build out an effective enforcement protocol and mechanisms (e.g. fines, green bonds)

a. Summary: In late winter 2013, the Department of Consumer and Regulatory Affairs (DCRA) established the Green Building Division with the hiring of a Green Building and Sustainability Coordinator. As of June 30, 2014 DCRA has hired a Green Building Program Analyst, a Green Inspector, a Green Plan Reviewer, and a Program Support Specialist. The primary goal of the Green Building Division is to effectively implement the new Green Construction and Energy Conservation Codes in the District through plan review, inspections, educational resources, and training.

b. Expected Benefits: Effective and streamlined code enforcement and education through a robust, transparent green building enforcement program will; (1) guarantee a higher level of code compliance and environmental benefits; (2) lower the soft costs for the implementation of new green technologies because of streamlined processes and lower permitting fees; and (3) educate stakeholders on more cost-effective and efficient ways to permit and build their projects.
c. **Completion Date:** The development of the Green Building Program is ongoing. To date, the following milestones have been completed.

1) June 2014
   a) Green Building Inspector hired bringing the Green Building Division team to five people
   b) Combined Energy and Green Construction Codes published

2) May 2014
   a) Version 1 of the Green Building Program Manual published as DCRA’s first administrative bulletin
   b) Solar Photovoltaic (PV) and Thermal Permitting Guidelines published
   c) Green Building Plan Reviewer hired bringing the Green Building Division team to four people

3) March 2014
   a) Online building permit application updated to reflect the new green and energy codes
   b) New Green Construction and Energy Conservation Codes adopted

d. **Fiscal Impact:** The new Green Building Division will streamline the green building permitting and inspections process by making it more predictable, consistent and transparent. This will lower the amount of time it takes project teams to get their permits, thus lowering the soft costs. The direct financial impact is not something that we are able to measure at this time. Operational costs associated with staffing of the Green Building Division are outlined below.

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Implementation Costs</th>
<th>Operational Costs</th>
<th>Total Costs</th>
<th>FTE Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>N/A</td>
<td>$300,000</td>
<td>$300,000</td>
<td>3²</td>
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<tr>
<td>2014</td>
<td>N/A</td>
<td>$520,000</td>
<td>$520,000</td>
<td>2⁴</td>
</tr>
<tr>
<td>2015</td>
<td>N/A</td>
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<td>$600,000</td>
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<tr>
<td>2016</td>
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<td>$780,000</td>
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<tr>
<td>2017</td>
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<td>$780,000</td>
<td>0</td>
</tr>
<tr>
<td>2018</td>
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<td>$780,000</td>
<td>$780,000</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
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<td><strong>$3,760,000</strong></td>
<td><strong>$3,760,000</strong></td>
<td><strong>8</strong></td>
</tr>
</tbody>
</table>

² The Green Building Division was formed in early 2013 with the hiring of the Green Building and Sustainability Coordinator and the Program Support Specialist. Later in the year, the Green Building Program Analyst was hired.

⁴ The Green Building Division hired two new FTE’s in FY14 – the Green Inspector and Green Building Plans Reviewer.

⁶ The Green Building Division will hire an additional energy code plan reviewer in FY15

⁸ The Green Building Division will hire an additional green plan reviewer and green inspector in FY16
e. **Political/Citizen Impacts:** The DCRA green building program has created five new jobs. In addition to that, the program and the new green building regulations have created new job opportunities and guidelines for green building in the District. For example, the new green code now requires many additional building projects to conduct commissioning of building systems. This task will require trained, regional technicians to complete the work. The green building program at DCRA specified the job requirements for an individual to do this type of work including experience, education and certification requirements. Job requirement guidelines are also given for other green collar construction-related jobs such as green home inspections and performance testing, energy modeling, and energy code third party plan review and inspections. This new program will positively benefit the building industry because it will greatly assist the private sector in complying with the green codes.

f. **Legislative/Regulatory Impacts:** N/A

g. **Recommendations:**

1) Establish and staff the Green Building Division at the Department of Consumer and Regulatory Affairs. The Division currently includes a green plan reviewer, green inspector, green program analyst, program support specialist, and division manager. In addition to building out the green building program, integrate where feasible the enforcement of the new green building regulations into the standard operating procedures of existing disciplines at DCRA so that the entire agency is consistently enforcing the District’s green building regulations. (COMPLETE)

2) The new green plan reviewer should lead the development of a clear, consistent and predictable green permitting process that is integrated into DCRA operations. The new process should guarantee a high level of quality assurance, rigor, and code compliance, but also be time effective.

3) The green inspector should develop a clear, consistent and predictable green inspections process that is integrated into the existing DCRA operation. The new green inspections need to be flexible, quick, and provide a high level of code compliance.

4) Publish all new processes including the green permitting, inspections and post certificate of occupancy guideline and requirements in the Green Building Program Manual. The Manual should be regularly updated with consultation from public stakeholders to reflect best practices. (COMPLETE)
5) Develop and publish a green building resource guide that will serve to teach the public stakeholders a deeper knowledge of the District’s green building regulations. The guide should have information on case studies, best practices, educational resources, and more. (COMPLETE)

6) Develop in conjunction with DCRA and stakeholders, guidelines for green technologies (e.g. solar PV, green roof) that update, streamline, consistent and transparent permit review and inspection processes. The goal of the process is to make the process predictable to help lower costs through streamlined processes and lower permit fees. Additionally, DCRA should investigate and restructure fees associated with permitting green technologies that the District has prioritized in the Sustainable DC Plan. (COMPLETE)

7) Update DCRA’s IT systems to reflect new green building regulations and allow for improved data tracking. This would include the online building permit application, a new solar building permit application and back-end data tracking.

8) Hire the International Code Council to consolidate and publish free versions of the new Green Construction and Energy Codes in a combined, easy to read format. (COMPLETE)

9) Build out an effective enforcement program that uses established enforcement mechanisms such as the binding pledge (per the Green Building Act). Also develop new processes and fine structures that will allow for effective code enforcement and appropriate penalties under the law.

h. Incentives (if applicable): The establishment of the Green Building Division has allowed for the streamlining of the green permitting and inspections process. This will act as an incentive for compliance by lowering the soft costs of going through the permitting process and reducing the amount of time needed to comply.

GOAL 2: Provide Technical Green Building Assistance, Training and Educational Resources to Stakeholders - Develop and publish District specific green building educational resources to help the public comply with the Green Construction and Energy Conservation Codes and provide technical green building trainings

ACTION 2.1: Produce and host the annual Green Building Symposium and Expo
ACTION 2.2: Offer a wide range of training opportunities to DCRA, other District agencies, third-party companies, and private sector stakeholders
ACTION 2.3: Create and maintain a robust, up-to-date, and informative website
ACTION 2.4: Create an online green building “roadmap” that helps stakeholders navigate new and existing green building regulations
ACTION 2.5: Provide excellent and swift customer service and technical feedback with DCRA’s central green building e-mail address at green.building@dc.gov
ACTION 2.6: Create a set of green building educational displays that will be in the DCRA and other agency’s lobbies to help teach people about green building concepts and the new green building related regulations

a. Summary: Aside from direct enforcement of the District’s green building regulations through plan review and inspections, the most important function of the DCRA Green Building Division is to provide green building education and training to DCRA, District agencies, third-party plan reviewers and inspectors, the development and design community, and other public stakeholders.

DCRA has an established third-party plan review and inspections program. Project teams are allowed to have approved third-parties conduct and sign off on certain disciplines within plan review and inspections to help expedite the plan review and construction process. Although third-parties are not currently conducting green plan review or inspections, they are responsible for enforcing major parts of the energy code just like DCRA plan reviewers and inspectors. Therefore, it is critical that they receive adequate education on the energy code and green building concepts.

The District has a Green Building Fund that was established under the Green Building Act. The Green Building Fund pays for the majority of the staff in the Green Building Division as well as green building research projects, training, educational materials, and more.

DCRA hosted a Green Building Symposium and Expo in fiscal years 2012, 2013, and 2014. The Symposium is a day-long event that features educational sessions on timely green building topics such as the new codes, the Green Area Ratio, Stormwater Regulations, the Sustainable DC Plan, and more. Also featured in the past was a featured keynote speaker as well as an expo. In 2014, the symposium will be partnered with American Institute of Architects | DC and the US Green Building Council North Capital Region.

b. Expected Benefits: Investment in the training and education of the greater building community as well as DCRA and District employees will yield greater code compliance and also save time and money in the design and construction of green buildings.

c. Completion Date: Green building trainings and the development of education resources are ongoing, but here are some of the major recent highlights.
Trainings:
1. September 2014 – Over 20 full trainings days of mandatory building science and energy code trainings were given to the plan reviewers and inspectors at DCRA and third party companies.

2. Public Green and Energy Code Trainings
   1. September 19, 2014 – CNHED Training
   2. September 18, 2014 – USGBC-NCR Training
   4. August 26, 2014 – DCRA hosted LEED GA Training
   5. July 30, 2014 – DCRA hosted ASHRAE 90.1 Training
   6. July 16, 2014 – DCRA hosted ASHRAE 189.1 Training
   7. June 23, 2014 - DCBIA seminar
   8. June 21, 2014 – DHCDC Housing Expo
   10. May 13, 2014 – AIA Committee on the Environment
   11. April 29, 2014 – USGBC National Capital Region
   12. March 31, 2014 – AIA DC presentation
   13. February 26, 2014 – Smart Cities Council

3. September 2013/2104 - Green Building Symposium and Expo

Green Resources:
1. Green Building Program Manual
2. Green Building Educational Displays
3. Solar PV and Thermal Permitting Guidelines

d. Fiscal Impact: This table does not include DCRA FTE expenses or Green Fund money that is being transferred over to DDOE. It is only for DCRA implementation costs.

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Implementation Costs</th>
<th>Operational Costs</th>
<th>Total Costs</th>
<th>FTE Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>$400,000</td>
<td>N/A</td>
<td>$400,000</td>
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</tr>
<tr>
<td>2015</td>
<td>$500,000</td>
<td>N/A</td>
<td>$500,000</td>
<td>0</td>
</tr>
<tr>
<td>2016</td>
<td>$500,000</td>
<td>N/A</td>
<td>$500,000</td>
<td>0</td>
</tr>
<tr>
<td>2017</td>
<td>$500,000</td>
<td>N/A</td>
<td>$500,000</td>
<td>0</td>
</tr>
<tr>
<td>2018</td>
<td>$500,000</td>
<td>N/A</td>
<td>$500,000</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$2,400,000</td>
<td></td>
<td>$2,400,000</td>
<td>0</td>
</tr>
</tbody>
</table>
e. **Political/Citizen Impacts:** The use of the Green Building Fund for trainings and green building research and resource development helps educate the public on what is required of them and what best practices they should consider.

f. **Legislative/Regulatory Impacts:** N/A

g. **Recommendations:**
   1. Continue to host and produce the annual Green Building Symposium and Expo, but with a more specific focus on local issues and concerns. There are many national conferences that cover national trends in green building so there is no need to repeat that. Also, consider moving the date of the Symposium to earlier in the year.
   2. Offer a wide range of training opportunities to DCRA, District agencies, third-party companies, and other stakeholders. These trainings should include the codes, Green Building Act, building science, renewables training, and other related trainings.
   3. Create and maintain a robust, up-to-date, and informative website. The DCRA website should be updated with the new green regulations and requirements as well as new educational resources.
   4. Create an online green building “roadmap” that helps stakeholders navigate new and existing green building regulations. The online roadmap should use analysis information gathered in FY13 to create the complete guidebook.
   5. Provide excellent and swift customer service and technical feedback with green.building@dc.gov. Make sure the inbox is well maintained and customers are responded to quickly.
   6. Create a set of green building educational displays that will be in the DCRA and DDOE lobby to help teach people about green building concepts and the new regulations. The displays should be able to be moved for use at trainings and other events across the District.

h. **Incentives (if applicable):** N/A
GOAL 3: Align the Green Building Act with the new Green Construction Code and other related laws and regulations

ACTION 3.1: Draft new legislation that eliminates redundant requirements, clarifies confusing language, and strengthens the requirements of the Green Building Act
ACTION 3.2: Align the Green Building Act with the Green Construction Code and other related policies
ACTION 3.3: Reach out to stakeholders while drafting a new Green Building Act for their feedback and input
ACTION 3.4: Develop a working group to research and create a green building single family and low-rise residential program for the District

a. **Summary:** The Green Construction Code Transition Task Force is responsible for ensuring a full transition to the new construction code. In the short term, the transition plan involves the creation of the DCRA Green Building Division, green building educational resources, technical education and trainings, and the development of streamlined, transparent green building permitting and inspections process.

Now that the Green Construction Code has been passed and is being implemented, a successful transition to the code also requires that the District revise the original Green Building Act, which is now more than 8 years old, in order to have a coordinated and clear set of green building requirements for the District, as well as strengthen and further broaden the minimum green building requirements for all buildings in the District.

To this end, the task force has: (1) investigated and researched the areas of the Green Building Act and Green Construction Code that need to be clarified or aligned; (2) worked with District agencies to understand the implications of strengthening public sector requirements in the Green Building Act; (3) begun researching a residential green building program and; (4) worked with stakeholders to better understand the impact of possible changes to the Green Building Act. The proposed changes found in the Recommendations of this report are based on years of implementation of the Green Building Act as well as the in-depth process of writing the Green Construction Code. The District is well-positioned to have a continually impactful, coordinated and effective set of green building requirements based on these years of experience and lessons learned.

One area where green building policy will need to be expanded is for single family and low-rise multifamily projects. The original Green Building Act exempted all private residential projects (multifamily and single family) from any green building
requirements because at the time of passage there was not a robust national green building program for housing. With the passage of the new Green Construction Code, the District now requires green building practices for residential projects that are 10,000 square feet or larger and 4 stories or higher. This is a significant achievement and will add many projects to the green building fold. However, both the Green Building Act and the green code still leave out single family and low-rise multifamily projects less than 10,000 square feet. This sector represents approximately 22% of the carbon emissions for the District, and is where many people spend most of their daily lives, so it is important that we work to make single family and low-rise buildings more efficient and healthier. Developing a single family and low-rise multifamily residential green building program is a big effort that impacts many stakeholders. Therefore, it is critical that a comprehensive development process that incorporates all stakeholders is put in place to develop and propose a residential plan. To that end, DCRA and DDOE are collaborating to create a residential advisory group to help advise the agencies on a future green building program for single family and low-rise multifamily.

b. Expected Benefits: The alignment, clarification and strengthening of the Green Building Act with the Green Construction Code will bring many benefits to the District including making the Green Building Act requirements more understandable to the design/development community, strengthening the green building requirements for the city in order to meet Sustainable DC goals, and creating a residential green building program for the city to bring the benefits of green building to homeowners and renters in smaller buildings. A clear and transparent process will also make compliance more affordable, effective and timely.

c. Completion Date: Proposal and draft legislation to be completed by September 31, 2015.

d. Fiscal Impact: There will be no additional cost to drafting the legislation for a revised Green Building Act. Depending on what is proposed in the new legislation, there could be additional costs that come into play with strengthening the requirements. However, costs can be mitigated through better education and integrative design.

e. Political/Citizen Impacts: Depending on the final recommendations for the revision of the Green Building Act, there could be varied impacts. For citizens, a residential green building program could be adopted that would provide additional
requirements for residential construction and/or incentives. The most viable option will ultimately rest on what is politically attainable in the District.

To the broader community, a clarified and simplified green building policy and law will help developers better understand the requirements and process, and thus lower the amount of time invested, saving them money.

f. **Legislative/Regulatory Impacts:** Legislative action in the form of revising the Green Building Act and amending the current 2013 Building Codes to reflect the changes would be required.

g. **Recommendations:** Revise the Green Building Act to align with the Green Construction Code and move the District closer to meeting its Sustainable DC goals.
   1) Clarify the language and requirements in the Green Building Act
   2) Strengthen Requirements of the Green Building Act
   3) Research the Feasibility of Developing a Residential Program
   4) Align the Green Building Act with the Green Construction Code
   5) Align the GBA and ENERGY STAR benchmarking regulations
   6) Conduct Additional Research on Best Practices

h. **Incentives (if applicable):** An incentive structure for deep energy efficiency, net zero/positive energy and water, and Living Building Challenge projects could be included as part of a revised Green Building Act. DDOE is proposing to issue a grant in Fiscal Year 2015 that would study the possible deployment of a suite of policies and incentives including revenue neutral carbon pricing, green bank creation, and deep green building incentives. Depending on the recommendations of that study, an incentive structure for deep green buildings may be proposed in the rewrite of the Green Building Act.
# Timeline

## Long Term Project/Plan Schedule

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Event/Action</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>Adopt the 2013 Green Construction and Energy Conservation Code</td>
<td>Completed since the implementation of the Mayor’s Order began. See Goal #1</td>
</tr>
<tr>
<td>2015</td>
<td>Research single family and low-rise multifamily program</td>
<td>See Goal #3 for details</td>
</tr>
<tr>
<td>2015</td>
<td>Create proposed revision of Green Building Act and conduct stakeholder outreach and input sessions</td>
<td>See Goal #3 for details</td>
</tr>
<tr>
<td>2016</td>
<td>Introduce and pass new legislation to update the Green Building Act</td>
<td>See Goal #3 for details</td>
</tr>
<tr>
<td>2017</td>
<td>New Green Building Act and single family/low-rise residential program go into effect</td>
<td>See Goal #3 for details</td>
</tr>
<tr>
<td>2018</td>
<td>Evaluate Green Building Act and green building program effectiveness and revise as necessary</td>
<td>Constant evaluation of the green building program will be required to keep the District on the cutting edge and to help us meet the ambitious goals of Sustainable DC</td>
</tr>
</tbody>
</table>

## Short Term Project/Plan Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Event/Action</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY14/FY15</td>
<td>Green Building Trainings</td>
<td>LEED, ASHRAE 90.1 and ASHRAE 189.1 public trainings scheduled for FY14</td>
</tr>
<tr>
<td>August 30th, 2014</td>
<td>Green Building Website Completion</td>
<td>Website will include DCRA’s educational and technical green building resources</td>
</tr>
<tr>
<td>September 26, 2014</td>
<td>Green Building Resource Manual</td>
<td>To be released at the Green Building Symposium</td>
</tr>
<tr>
<td>September 26, 2014</td>
<td>Green Building Symposium and Expo</td>
<td>Annual DCRA Green Building Conference</td>
</tr>
<tr>
<td>September 30, 2014</td>
<td>Green Building Displays</td>
<td>Interactive educational displays that will be showcased at the Symposium. The displays will be housed at DCRA, DDOE and other District agencies.</td>
</tr>
</tbody>
</table>
References

Green Building Report for the District of Columbia, 2007-2011:
http://ddoe.dc.gov/publication/green-building-reports

Green Building Report for the District of Columbia, 2012:
http://ddoe.dc.gov/publication/green-building-reports

U.S. Green Building Council
http://www.usgbc.org/

International Code Council
http://www.iccsafe.org/

Institute for Market Transformation
http://www.imt.org/

Building Codes Assistance Project
http://bcap-energy.org/

New Buildings Institute
http://newbuildings.org/