

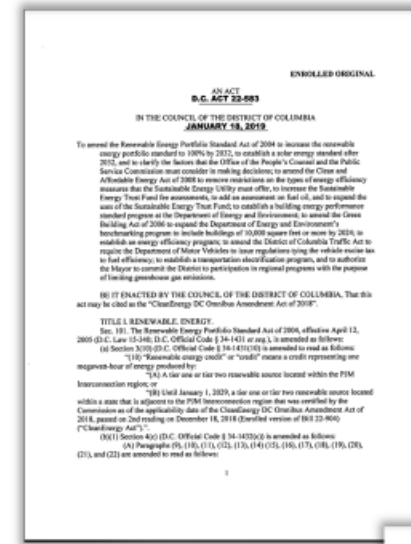
Field Reports on the Path to NZE

District of Columbia
Dave Epley, DC Dept of Energy &
Environment

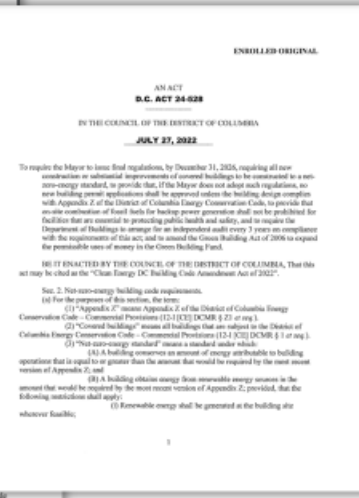
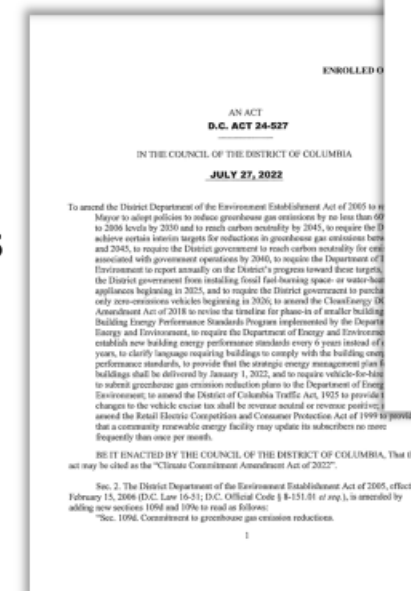


POLICY CONTEXT

- 2006 Green Building Act LEED, most public + private construction
- 2010 Clean + Affordable Energy Act Benchmarking: phase in public + private construction 10,000+ sf
- 2014 Green Construction Code Everything not under the GBA
- 2020 EV Readiness Act 20% new parking is EV ready
- 2021 Clean Energy DC Act BEPS Cycle 1, Energy Star-based; no fossil fuel equipment in Rx compliance paths
- 2022 DC SEU contract Elimination of nat gas incentives from SEU
- 2023 *Proposed* energy code Energy cost to site energy, increase efficiency
- 2024 Greener Gov't Bldgs Act NZE/Electric new DC-owned/financed bldgs
- 2026 Bldg Code Amendment Act NZE bldg code + electrification, all bldgs
- 2027 Clean Energy DC Act BEPS Cycle 2... Trajectory/GHG-based?
- 2032 Clean Energy DC Act 100% RPS/fossil fuel-free grid, 10% solar
- 2040 Climate Commitment Act Government operations carbon neutral
- 2045 Climate Commitment Act DC is carbon neutral



Clean Energy DC Omnibus Act



Building Code Amendment Act

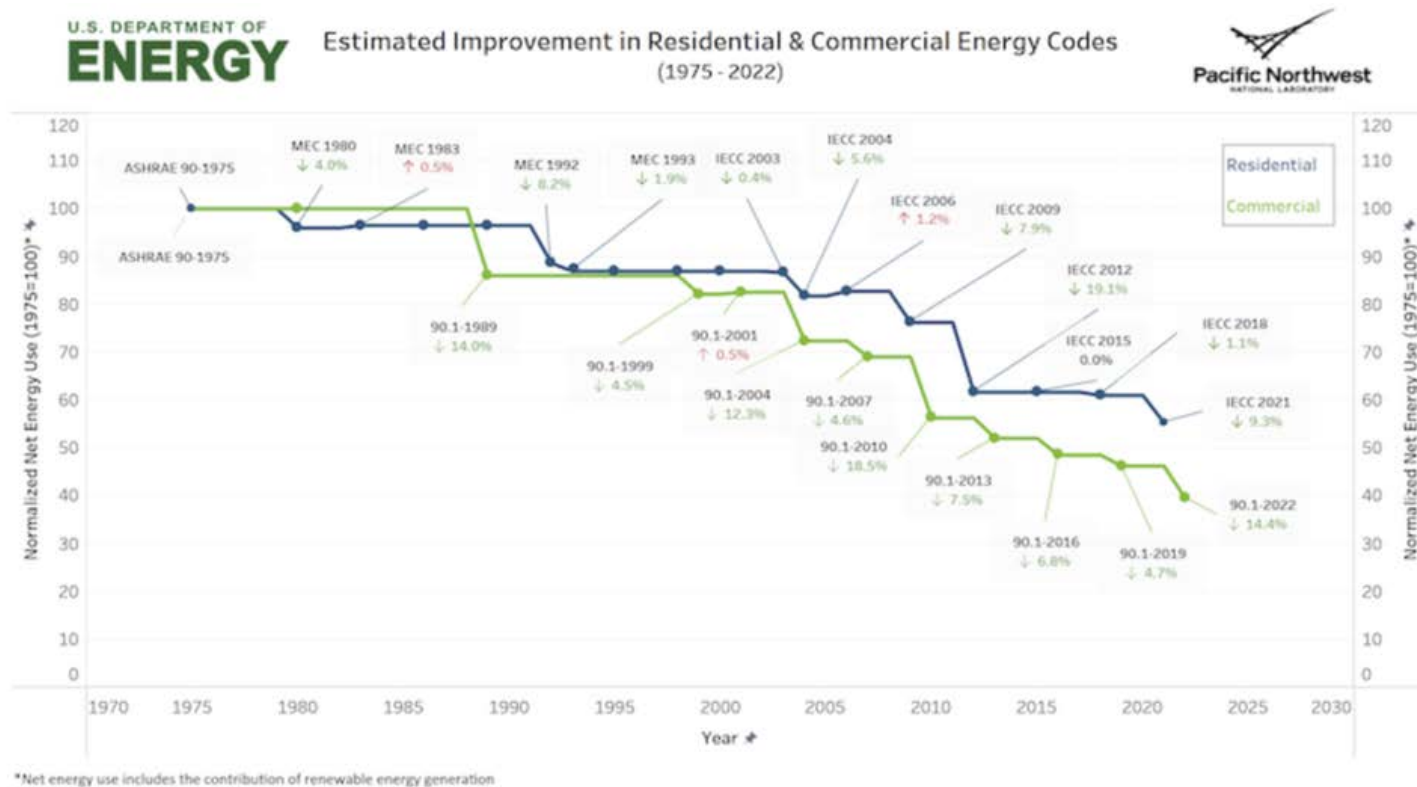
Climate Commitment Act



AN “ENSURANCE” POLICY ON NZE & ELECTRIFICATION

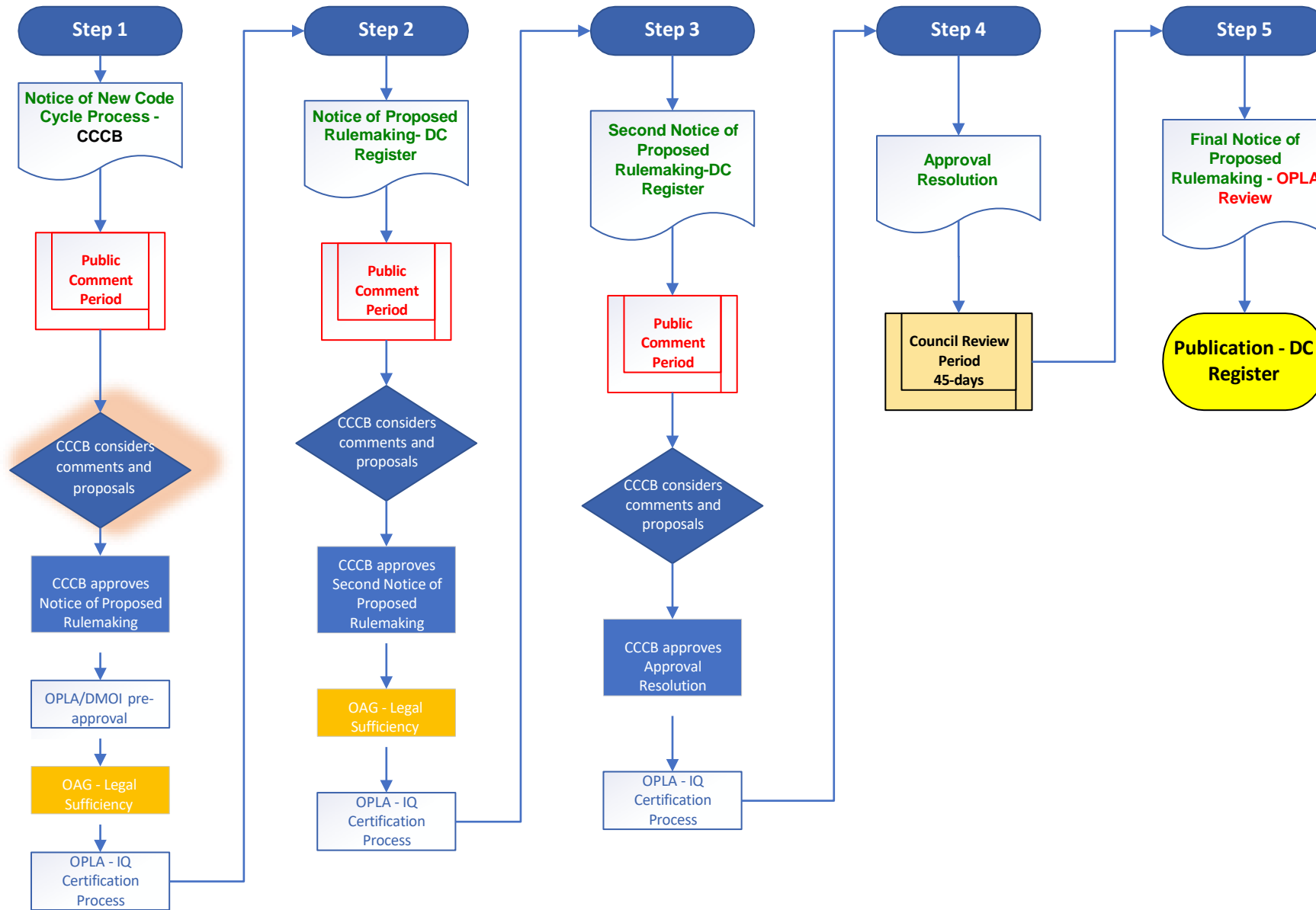
- [Clean Energy DC Building Codes Amendment Act](#) (signed July 2022)
 - Requires adoption of net-zero energy building code by December 31, 2026.
 - Applies to new construction and substantial rehab of commercial buildings and residential buildings 4-stories or taller.
 - Substantial rehab = projects greater than 50% pre-project value
 - Appendix Z becomes the code if no new NZE code is adopted.
 - Defined elements of net-zero energy standard:
 - All-electric (no on-site combustion except for backup power)
 - Energy efficiency equal to or greater than required by Appendix Z
 - On-site renewable energy “wherever feasible”
 - Off-site renewable energy procurement to offset remaining energy consumption, no unbundled RECs

Commercial Model Base Code



ASHRAE 90.1 –
2022
versus
2024 IECC

D.C.M.R Title - 12 Construction Codes New
 Code Development Cycle
 Construction Code Coordinating Board (CCCB)





DC CONSTRUCTION CODE DEVELOPMENT PROCESS

- Development process began in 2020 for 2023 adoption
- 2021 ICC & ASHRAE 90.1-2019 for Commercial Energy Conservation Code
- Public call for proposed amendments
- TAGs evaluate & approve proposals, then send to CCCB
- CCCB approves or denies TAG proposals
- Mayor's Office + Legal reviews
- Notice of Proposed Rulemaking
- Public comment period (2-3x)
- Final package submitted to Council for vote
- Public hearings
- Adoption + 1 year grace period for projects with permits or signed design contract

2020

2021

2022

2023

2024



Resilient and Efficient Codes Implementation Background

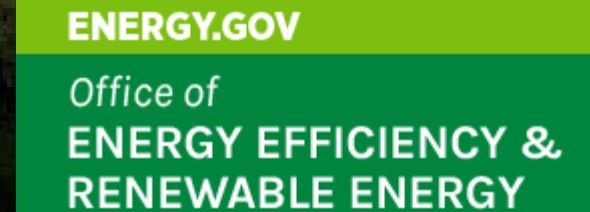
SEP BIL funded-support to support the development of the DC NZE Code

June 2024:
Working
Groups and
other
Committee
begin

January 2026:
RECI Project
Ends

January 2025:
TAGs begin

**December
2026:** Zero
Code Finalized



QUESTIONS?



DEPARTMENT
OF **ENERGY &**
ENVIRONMENT

Dave Epley

Associate Director

Department of Energy and
Environment

David.Epley@dc.gov

