

February 13, 2013

Dear Helder,

We'd like to make use of the opportunity to provide what we think is an important suggestion for an addition to the draft GBC's.

We have been working with DDOE in the past to develop DC's climate action plan (CAP), and applaud DC's GHG reduction targets of 80% versus the 2006 base line, by the year 2050. With the built environment responsible for over 70% of GHG emissions in the District, the CAP provides a pretty good idea of the GHG reduction potential for DC's buildings and the building energy performance needed for reaching the targets.

The current proposals for DC's GBC's do offer developers many paths to compliance, but they do not offer the District many guarantees for results, or control over the road towards the GHG and related energy reduction targets. Moreover, all these different paths to compliance require the District to keep track of the dynamics of all of them as well as having certain in-house judgment capabilities to measure compliance and the true environmental impact. We also feel that some of the compliance paths are very specific in terms of using certain building and installation components and we feel that that is needlessly complicating things and best left to market parties (in combination with performance obligations).

Our question is why the District does not choose to at least open up a route to compliance using explicit energy performance indicators? In our view this should in the end be the preferred route as it ensures that the District meets its energy and climate change targets while allowing the market to figure out how to do this most efficiently. The tools for building energy performance are largely in place within the Energy Star program. In fact, the District already uses it in their building benchmarking program.

We understand that overhauling all the work done is not an option if we want to move forward. So our proposal would be to add a path to compliance that has only one performance indicator: energy performance. But of course this energy performance must be at a level that is 2050 proof and therefore needs to exceed the current ES thresholds for different occupancy types by a certain margin.

What this will do is:

- provide truly innovative developers a route that is simple to follow, yet ambitious in results.
- get truly high performance examples/icons to the District
- provide the District with an inroad to more performance based building greening.
- strongly link building codes with greening targets
- simplify compliance control
- strengthen further the Energy Star program
- demonstrate the District's leadership in this field nationwide

- while, at least for now, keep open for less ambitious developers the option to choose nonperformance based compliance routes

We are more than willing to think along with the District on quickly developing the initial energy performance indicators for the main building types in the district. It does not need to be a big effort as the ES program has done the ground work.

We hope this is viewed as constructive feedback and are looking forward to helping out further.

BR,

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