

Construction Code Development Listening Session Transcript, September 9, 2026

4 "Office of Construction and Building Standards" (784487680)

00:05:03.550 --> 00:05:35.269

So good morning again and as promised, it is 1005. Want to say good morning and thank you so much for attending today's listening session with the construction code development team on energy conservation and green construction. Before we get started today, I just want to go over some of our DOB house rules just to make sure that we have a smooth session today and everyone has a good idea of what to expect. So this is a recorded session, so all attendees will be muted during the slide deck today, and you will be able to see only the content being shared as well as our panelists attending today's session. During today's session, we would like for you to please place all your comments and feedback using the chat during the demonstration. We will allot time at the end for attendees to unmute and shared feedback about today's co development session. So towards the end, we just want to make sure that all you need to do is raise your hand. Once you raise your hand, I will then send you an invite to unmute your mic.

And to ensure everyone has a chance to share their feedback, please limit your comments when you are unmuted to 2 min at a maximum. So without further ado, I'm going to pass it over to our presenter today, Mr. Nev Jordan.

8 "Nev Jordan" (1435018496)

00:06:39.027 --> 00:07:06.489

Thank you so much for that, Ashley. Good morning, everyone. Today is 9 September 2026. You are attending the DOB's sixth construction code development listening session. This one is focused on energy conservation and green construction. My name is Nev Jordan and I am a DOB outreach specialist, and also listening in with me on the panel today are strategic enforcement administrator Keith Parsons, chief building official Nicole Rogers, deputy chief building official Michael Brown, and chief inspection official Peter Nyabagosi. Without any further ado, let's go ahead and jump into our PowerPoint. Today's agenda consists of an overview, the construction code development process and timeline, feedback on the energy conservation and green construction code and closing remarks.

Moving into our overview, the DOB is preparing to issue regulations to amend and update all twelve construction codes to keep pace with national model code cycles and support safer, more efficient, and more sustainable development across the district.

This involves a robust public engagement process and DOB has kicked this off with a series of virtual listening sessions. These open facilitated sessions present an opportunity for stakeholders, partners, and community members to shape input, raise concerns and offer suggestions that will help inform our work. We will now move into the construction code development process. DOB reviews the international Code Council, the ICC, 24 2024

model codes and drafts local amendments incorporating feedback from agencies and stakeholders as well as substantial work completed during previous construction code development cycles. This allows the district to carry forward previously vetted concepts, lessons learned, and community driven recommendations and set the new set of local amendments. The proposed amendments will be published in the DC register and will then be available for public comment. After the public comment period has ended, DOB will review comments received and make proposed changes as necessary. If substantive changes are necessary, DOB will publish a second proposed rule making that will allow for additional public comment. If no substantive changes are necessary, the mayor will send the proposed amendments to the DC council for its review. If the council does not act to make any changes to the proposed amendments within the required review period, the new code provisions will be published in title twelve of the District of Columbia Municipal regulations, the DCMR.

We'll now move into a more deeper look at our construction code development timeline. We are currently in phase one, which is the 1st notice of proposed rule making. Throughout 2026 summer, we have held listening sessions. The 1st one occurred on 25 June 2026. It was focused on property maintenance, swimming pool and spa. Following that was 9 July 2026 building an existing building. 23 July 2026 electrical, 5 August 2026 residential, 19 August 2026 fuel gas code mechanical and plumbing. Today is 9 September 2026 energy conservation and green construction. Our final listening session will be on 24 September 2026 fire.

Throughout the fall of 2026, we'll publish our 1st notice of proposed rule making. There will be a public comment period which will last for 45 days. Phase two will be our second notice of proposed rule making. Moving into early 2027, we will prepare content for our second notice of proposed rule making.

Throughout summer of 2027, we'll publish 2nd notice of proposed rule making, have our second public comment period, which will be for 30 days. We'll prepare final codes beginning in phase three, then in fall of 2027, we'll have a council review period, and then late 2027 will publish our final codes. And now I will be handing it over to Mr. Michael Brown.

24 "Michael Brown" (2132724480)

00:11:37.307 --> 00:11:51.209

Thank you, I appreciate that. Couple of things that I just wanted to walk through. We are basing all of the energy codes this year off of the 2024 international energy conservation code. For commercial buildings and, you know, to define commercial buildings that's commercial as we know it, but it's also residential buildings that are four stories or more. Residential buildings that are less than four stories are in the residential energy code.

2nd piece is, is that the 2024, international energy conservation code includes a pathway for, design professionals to choose to go follow ASHRAE 90.1 2025. Oh, we moved to 2025 because it was released. 2025 is just an accumulation of all the addendum from 2022 forward. And then 2nd piece of our commercial buildings is, following the net zero energy building code requirements, which is many of you have been active in the energy sector and concerned about energy conservation in the district knows that that's an evolving

process, which we will evolve with it in terms of our codes as we go forward. So thank you very much. And we really are looking forward to hearing your feedback. So the interim commercial energy code that takes effect January 12027, is separate from this conversation. This conversation and this rule making is for the the energy codes that go into effect at the end of 27 in total. There is however, a requirement that came up through legislation recently. That [in] January 12027, we need, we, DOB needs to put together regulations, that is NO onsite fuel combustion for thermal energy and con energy conservation that's equal to the 2024 international energy conservation code. That will be a separate set of regulations and we will notify everybody when we're ready to submit those four comments. Thank you.

33 "Nev Jordan" (1435018496)

00:14:07.451 --> 00:14:40.889

Thank you for that Mike. We'll now move into our feedback session. So regarding the current energy conservation and green construction codes, we are seeking your feedback on the following. Code provisions that work well and should be maintained. Sections that are difficult to interpret or apply, requirements that create challenges during design, permitting, construction, inspections, maintenance or enforcement, and areas where clarification, modification or additional guidance may improve the code. So this is your opportunity to provide any feedback that you would like to make us aware of and it will help inform our work. Please feel free to begin providing your feedback.

35 "Office of Construction and Building Standards" (784487680)

00:14:58.532 --> 00:15:13.499

So at this time, if you can use your raise hand icon, once you do that, I will send you a request to unmute your mic and then you will have the floor. And just remember, please keep your comments to a 2 min maximum at most Sean, i'm coming, I'm coming for you. I saw your hand. There you go. You now have the floor.

37 "Sean Soboloski" (2407537408)

00:15:40.248 --> 00:15:42.752

Alright, good morning. Could everyone hear me?

38 "Office of Construction and Building Standards" (784487680)

00:15:42.752 --> 00:15:44.927

Yes, we have great town.

39 "Sean Soboloski" (2407537408)

00:15:44.927 --> 00:16:09.169

Okay, thank you. Thanks for this opportunity. I'm Sean Soboloski. I'm a mechanical engineer located out of Maryland I do a lot of work in the DMV area, including DC. So I have a handful of comments, I'll kind of high level given the 2 min limit, just touch what I think are the most prominent. As far as feedback, 2017. DC energy conservation conservation code. I know Michael, you had just mentioned that it sounds like you all are considering, I guess maintaining both the IECC and actually 90.1 compliance pathways. I will say that I do think that there's a benefit to the simplicity of limiting the available compliance path.

I know Montgomery County went the direction of, only adopting actually 90.1 and that's kind of what's reflected in your current energy code. So I, that's really my 1st piece of feedback. I think with another piece of feedback on the current 2017 DC energy conservation code is appendix G, right? So a lot of projects have a lot of different regulatory requirements between permanent right lead, lead and utility incentives. You all made modifications to appendix G under the 2017 DC energy conservation code that inhibited the ability for project teams to use a single energy model across the various regulatory compliance requirements. So I would highly encourage you to not make any changes or modifications to the appendix G baseline building parameters. If you're gonna make any changes appendix G limit it to the building performance factor or modifying the energy metric that's being evaluated for compliance, PCI or if you wanted to look at source energy or emissions, but I think there's strong consideration that should be given to making sure that you're not creating added cost or complexity for project teams when you're looking at the broader view of regulatory requirements.

Another item I wanted to flag was the DC the 2017 DC construction code, I believe is based off of 2015 IGCC. So if you all are jumping to 2024 IGCC. The 2017 version, your 2017 version did not address ventilation system requirements or include any prohibitions on how ventilation systems are designed. Something that I wanna flag is 2024 IMC and older versions allows engineered ventilations, systems. The more current versions of the International Green construction code, specifically prohibit the indoor air quality procedure because it references actually 62.1. So there's a conflict between IMC and IGCC and the more current versions of 62.1, provide a pretty robust set of requirements for the indoor air quality procedures such as identification of contaminants recommended contaminant thresholds and post occupancy IAQ verification. So that's that's another piece that I would highly recommend you looking into. The I don't know if there's any intent to adopt any of the appendices within 2024 IECC.

But I would also encourage you, if you do consider adopting the solar ready zone, appendix CB, adding a minimum floor area, I, I think that the published version of the appendix doesn't include one.

And there are small scopes of projects where it's unrealistic to install PV or provide a solar ready zone. And then similarly, the newer versions of the code at both IECC and Azure 90.1 added energy credit sections. So I would just make sure that you coordinate consistency between IECC and actually 90.1 if you were to adopt appendix CF energy credits within 2024 IECC. It, there isn't really a parallel mapped pathway for how you're increasing the stringency of energy credits for the Asher 90.1 compliance pathway. So, and I'll I'll stop there. Is it, can you share an email or a contact information for where to best send additional comments in the meantime?

54 "Nev Jordan" (1435018496)

00:20:51.869 --> 00:20:58.243

Sure or you'll be provided with that as soon as this listening session ends. Thank you for the feedback.

55 "Sean Soboloski" (2407537408)
00:20:58.243 --> 00:21:05.146
Of course.

56 "Office of Construction and Building Standards" (784487680)
00:21:05.146 --> 00:21:21.989
Okay, looking for other raised hands.

57 "Office of Construction and Building Standards" (784487680)
00:21:21.989 --> 00:21:43.827
Okay, since we don't have.

58 "Nev Jordan" (1435018496)
00:21:43.827 --> 00:21:46.947
Let me go to the chat. Oh, ok.

59 "Office of Construction and Building Standards" (784487680)
00:21:46.947 --> 00:21:55.259
Okay, so we'll go with Cindy and then Adam I'm gonna read your comment in the chat.

60 "Office of Construction and Building Standards" (784487680)
00:21:55.259 --> 00:22:12.599
Oh, well Cindy, you put your hand back down. Alright, so I'll read at, ok, there we go. All right Cindy, I've unmuted you. Let me see, let me see if I can grab you because I think you're having issues with your mic.

61 "Office of Construction and Building Standards" (784487680)
00:22:12.599 --> 00:22:15.710
Okay, well since.

62 "Cindy Davis" (1908365824)
00:22:15.710 --> 00:22:34.759
There we go, ok, gotcha. Sorry. It's alright. So I hi, this is Cindy Davis. I am here today on behalf of AOBA, the Apartment Office Building Management Association of Metro Washington. I just want to thank you for the clarification at the beginning and wanna make sure that I understand that there will be indeed a separate process for the subtitle L and the net zero process that today is specific to the 2024 IECC only, so it will, it looks like that process, will it be similar to this one? Will we be notified for listening sessions or the ability to have discussions about that? How exactly do you anticipate that working?

64 "Michael Brown" (2132724480)
00:23:08.468 --> 00:23:27.949
I can take that question. Hi, Cindy, It's to see you again. And Sean, thank you for your comments as well. We will be doing a separate rule making for it. That process is in, in the works associated with that is a communication plan that we'll be sharing.

65 "Michael Brown" (2132724480)

00:23:27.949 --> 00:23:53.730

Our communication department's putting that together. So there's more to come and you know one of the ways we'll be reaching out is to all of the stakeholders. We have a wonderful, huge email list of design professionals and their rested people will put it there, it'll be posted in any other public place we have. So more to come on that and that is gonna be released shortly.

66 "Cindy Davis" (1908365824)

00:23:53.730 --> 00:24:00.831

Thank you very much. Yeah.

67 "Office of Construction and Building Standards" (784487680)

00:24:00.831 --> 00:24:29.499

Okay, I'm now going to read Adam's comment. Adam stated, I've had trouble understanding appendix A credit A one oh four-11-one EV charging infrastructure. I've provided EV charging on almost all projects yet this credit is not accepted as it's only possible when used with an ADA parking space. That doesn't really make sense. What does ADA have to do with EV charging. Thank you for your comment Adam.

69 "Michael Brown" (2132724480)

00:24:39.487 --> 00:25:09.209

Adam I just want to clarify, are you talking about the current code Just drop your answer in the chat Adam, and we'll put together a response and I'll email back to you what I can if it's about the existing code. It's about the new code and I don't think it is, then that will be part of.

70 "Michael Brown" (2132724480)

00:25:09.209 --> 00:25:35.990

Our new, you know, this is a listening session for that, but to answer this existing question, I'll, we'll get back to you on that ok. Thank you Adam.

71 "Jenna Bolino" (34819328)

00:25:35.990 --> 00:25:38.268

Hi, it looks like I'm unmuted.

72 "Office of Construction and Building Standards" (784487680)

00:25:38.268 --> 00:25:41.845

Yes, you are. You have the floor Jenna. My apologies, I was.

73 "Jenna Bolino" (34819328)

00:25:41.845 --> 00:26:05.699

Hi, this is Jenna Bolino. I work with Georgetown University managing the capital projects team. It's nice to see everybody. I am not an engineer, so my questions are kind of broader as it relates. I'm trying to learn as much as I can, and I'm glad my associates at JPA are here asking questions too, but minor kind of collective code overlapping with other codes, so one of them is solar readiness requirements. So we have a lot of issues I think across the city with having a percentage requirement or a certain amount of solar

that's required on projects, but they don't align with zoning requirements or green area ratio. No requirements or storm order management requirements. So like making sure that whatever is required is physically possible and if it's not like a process for dealing with that on how you would work through those requirements through either an exemption process or just like a calculation process to show why it's not possible.

And then historic preservation is a big thing for us on our campus and I know in the IECC where I believe there is exemptions available for historic preservation. I personally don't agree with that as like a holistic approach to just removing the requirements because of building is historic, but would rather actually be working with the historic agencies in the city to somehow come to like a middling agreement because we do want to make our buildings more energy efficient, even our historic preservation buildings, but we are getting a lot of pushback from historic agencies on making improvements to buildings and facades especially windows, installation when we are trying to make those improvements. So that is kind of an overlapping requirement because it's also federal review boards. But those are two of the things that are high part of my mind for this code in the future. And then the last one is the I don't know because IECC doesn't have a like NO natural gas requirement like we have in this upcoming compliance that's going to start January one. Our campus is on a campus wide plant system, which uses natural gas to serve thermal energy to our buildings. So an exemption for whole building and whole campus wide systems for that would be of great use to us because we are already making improvements to our campus system to make it more efficient by doing a steam to hot water conversion, which is costing us many many many millions of dollars already and we don't want to start eliminating projects from that scope because of this code requirement. So I know that's kind of separate from that My ECC but a big problem we're trying to address. So those are my, my three big ones.

83 "Nev Jordan" (1435018496)

00:28:48.549 --> 00:29:18.599

Thank you so much for the feedback. Just as a gentle reminder, our official comment period actually starts in fall of 2026, so please make sure that you relay your comment during that period for it to be considered. Do we have anyone else that would like to provide feedback?

Alright, seeing none, we will move to our next slide. I'd like to direct your attention to the screen here. We have one final listening session coming up, it will be on fire and that is scheduled for 24 September 2026. You can use this QR code to go ahead and register. And before we end today, I would like to thank Mayor Bowser and DOB Director Hanlon for all of their assistance as well as the construction code development team and helping with this listening session and as a final reminder, this session as well as the transcript will be available for our public viewing in the very near future and we thank you all for coming out and we hope to hear more from you during the comment period. Thank you so much everyone.

This concludes today's listening session.