

CHAPTER 3

GREEN BUILDING ACT

SECTION 301 GENERAL

301.1 General. The scope of the *Green Construction Code*, and alternative paths for complying with the *Green Construction Code*, are set forth in 12-A DCMR § 101.4.9. This chapter applies only to projects subject to the Green Building Act of 2006, effective March 8, 2007 [D.C. Law 16-234; D.C. Official Code §§ 6-1451.01 *et seq.* (2018 Repl.)], as amended (“Green Building Act” or “GBA”).

SECTION 302 GREEN BUILDING ACT REQUIREMENTS

302.1 Green Building Act of 2006 requirements. An applicant for permits subject to Section 302.2 or Section 302.3 shall comply with Sections 302.4 through 302.12 and the Green Building Act. Other components of the Green Building Act are administered by other District of Columbia agencies. The applicant shall have the option of requesting a Green Building Act Preliminary Design Review Meeting (“GBA PDRM”) with the Department, at the discretion of the applicant.

302.2 Publicly-owned or publicly financed projects. This section shall apply to each *project* that is new construction or a *substantial improvement*; and, is either:

1. A District-owned or District instrumentality-owned *project*; or
2. A *District financed* or *District instrumentality financed project*, where the financing represents at least 15 percent of the *project’s* total cost.

302.2.1 Energy Star Target Finder Tool. Each *project* of 10,000 square feet (929 m²) or more of *gross floor area* shall be designed and constructed to achieve a minimum score of seventy-five points on the Energy Star Target Finder Tool. The applicant shall provide plans and supporting documents in sufficient detail and clarity to enable the *code official* to verify compliance with this section.

Exceptions:

1. Building occupancies for which the Energy Star tool is not available.
2. *Alterations*.

302.2.2 Non-residential projects. A *project* which does not contain *residential occupancies* that equal or exceed 50 percent of the gross floor area of the *project*, including allocable area of common space, shall be deemed a non-residential project and shall be designed and constructed so as to achieve no less than the applicable LEED standard listed in Section 302.4, at the Silver level or higher. The applicant shall provide plans and supporting documents in

sufficient detail and clarity to enable the *code official* to verify compliance with this section.

Exceptions:

1. Educational Group E (covered by Section 302.2.3).
2. Space designed and occupied for *residential occupancies* in a non-residential *project* (covered by Section 302.2.4).
3. Space designed and occupied for non-residential uses located in a residential *project* (covered by Section 302.2.5).
4. Space designed and occupied for non-residential uses located in a District-owned or a District instrumentality-owned building (covered by either Section 302.2.6 or Section 302.2.7, as applicable).

302.2.3 Educational Group E. A *project* of Educational Group E shall be designed and constructed to meet the LEED standard for Schools, at the Gold level or higher. The applicant shall provide plans and supporting documents in sufficient detail and clarity to enable the *code official* to verify compliance with this section. This section shall apply only to the following: (1) schools owned, operated or maintained by the District of Columbia Public Schools (DCPS); and (2) District of Columbia public charter schools.

Exceptions:

1. Where sufficient funding is not available to meet the applicable LEED standard for Schools at the Gold level, then the *project* shall meet the LEED standard for Schools at no less than the Certified Level of the LEED standard for Schools. Prior to submitting a permit application under this exception, the applicant shall obtain an exemption based on insufficient funding from DDOE pursuant to Section 302.12.
2. Where a *project* for Educational Group E occupancy is located in only a portion of a building, then only that portion of the building that is the subject of the *project* shall comply with this Section 302.2.3.

302.2.4 Project containing residential occupancies. Where a *project* contains 10,000 square feet (929 m²) or more of *gross floor area* for *residential occupancies* including the allocable area of common space, then the *residential occupancies* of the *project* shall be designed and constructed to meet or exceed the Enterprise Green Communities Criteria, or a substantially equivalent standard as determined by the *code official*. The applicant shall provide plans and supporting documents in sufficient