



Testimony of Lisa Maria Mallory
CEO
District of Columbia Building Industry Association

Before the

Committee on Transportation & the Environment

Mary M. Cheh, Chair

Public Roundtable and Hearing

on

B22-437, the Solar Ready Roofs and Sustainable Development Amendment Act of
2017

The John A. Wilson Building
1350 Pennsylvania Avenue, N.W. Room 500
Washington, D.C. 20004
December 13, 2017
10:00 a.m.

Good morning Chairperson Cheh, members of the Committee, and staff.

My name is Lisa Mallory, Chief Executive Officer of the District of Columbia Building Industry Association (DCBIA).

By way of background, DCBIA has been the leading voice of real estate development in the District of Columbia. Our more than 450 members are comprised of professionals involved in all areas of real estate development, including builders, developers, general contractors, subcontractors, engineers, brokers, attorneys, and other key real estate professionals. DCBIA and its members have been a part of the District's legislative process throughout our history and was at the table working hand in hand with the Council at the Green Building Acts inception.

We especially appreciate the opportunity to work with you, Chairperson Cheh, and continue to pledge our commitment to you, the Mayor and the rest of the Council to develop a sensible, manageable and efficient approach to renewable energy in the District.

The purpose of my testimony today is to express DCBIA's concern with Bill 22-437, the Solar Ready Roofs and Sustainable Development Amendment Act of 2017. While DCBIA is in favor of growing the District's renewable energy systems and mitigating the impact of buildings on the environment, we do not feel that a mandate such as the ones imposed on residential building owners and commercial developers is the right approach.

Part of the reason why the Green Building Act has been successful at creating more energy efficient and sustainable buildings in D.C. is because it is not a prescriptive Act, but rather one that sets a standard for construction projects, and gives developers and building owners options and incentives to become a Green Building.

DCBIA supports the idea of increased use of solar panels, and the Solar Ready Roof Amendment has good intentions. However, this amendment is ultimately too demanding on residential and commercial developments especially those looking to do substantial rehab without focusing on ductwork or other core building systems. This legislation is not feasible for all types of rooftops and will severely limit a building's flexibility to use its rooftop space for other environmentally important uses.

Before you further consider adding this amendment to the Green Building Act, we recommend that architects, engineers and other real estate experts be brought together in a taskforce, to work with you and create alternative ways of increasing and improving upon energy renewal systems in a way that puts less emphasis on solar roofs, and focuses more on a multitude of options for developers and environmental issues facing the District. DCBIA believes that this collaboration will produce a system that fits within the spirit of the Green Building Act, and will achieve the same goal of reducing our impact on the economy and the environment, without putting as much unnecessary stress on residential and commercial developments.

Conclusion

To conclude, I thank you Chairperson Cheh and the Committee for convening today's hearing. We remain committed to working with the Mayor and Members of the Council on ways to grow our renewable energy systems and protect the environment. I am available to answer any questions you might have following the conclusion of this round of testimonies.

Thank you.