

Assembly Bill No. 1337

Passed the Assembly August 30, 2006

Chief Clerk of the Assembly

Passed the Senate August 29, 2006

Secretary of the Senate

This bill was received by the Governor this _____ day
of _____, 2006, at _____ o'clock ____M.

Private Secretary of the Governor

CHAPTER _____

An act to add Part 5 (commencing with Section 71400) to Division 34 of the Public Resources Code, relating to the environment.

LEGISLATIVE COUNSEL'S DIGEST

AB 1337, Ruskin. Environment: state buildings: green building standards.

Existing law sets forth various requirements for energy and design efficiency in construction and renovation in state buildings.

This bill would enact the "Green" Building Act of 2006 and would require the California Integrated Waste Management Board, by July 1, 2008, to adopt regulations for green building standards for the construction or renovation of state buildings, as defined. The bill would require the board, when adopting the regulations, to consult with appropriate state agencies, and specified private and public sector organizations and the public, hold at least 2 public workshops, and consider existing relevant green building standards and guidelines.

The bill would require, on and after July 1, 2008, that a state building for which the development of capital plans commences after that date, and a renovation to a building owned by the state commencing on or after that date, be built, designed, and operated in accordance with those regulations.

The people of the State of California do enact as follows:

SECTION 1. Part 5 (commencing with Section 71400) is added to Division 34 of the Public Resources Code, to read:

PART 5. "GREEN" BUILDING ACT OF 2006

71400. The Legislature finds and declares all of the following:

(a) California is committed to providing leadership on energy, environmental, and public health issues by implementing

innovative and resource-efficient public building design practices and other state government programs that improve the lives of California's 35 million residents.

(b) The state invests approximately two billion dollars (\$2,000,000,000) annually for design, construction, and renovation, and more than six hundred million dollars (\$600,000,000) annually for energy, water, and waste disposal at state-funded facilities.

(c) A building's energy, water, and waste disposal costs are computed over a 25-year period, or for the life of the building, and far exceed the cost of design and construction.

(d) An opportunity exists for the state to foster continued economic growth and provide environmental leadership by incorporating sustainable building practices into the state capital outlay and building management processes.

(e) Sustainable building practices utilize energy, water, and materials efficiently throughout the building's life cycle; enhance indoor air quality; improve employees' health, comfort, and productivity; incorporate environmentally preferable products, and thereby substantially reduce the costs and environmental impacts associated with long-term building operations, without compromising building performance or the needs of future generations.

(f) The widespread adoption of sustainable building principles would result in significant long-term benefits to California environment, including reductions in smog generation, runoff of water pollutants to surface water and groundwater sources, and the demand for energy, water, and sewage treatment services, and the fiscal and environmental impacts resulting from the expansion of these infrastructures.

(g) It is critical that the state provides leadership to both the private and public sectors in the sustainable building arena.

(h) It is the policy of the state to site, design, deconstruct, construct, renovate, operate, and maintain state buildings that are models of energy, water, and material efficiency; while providing healthy, productive, and comfortable indoor environments and long-term benefits to Californians.

(i) The Climate Action Team Report to the Governor and the Legislature identifies strategies to reduce greenhouse gas emissions, including continued implementation of the Green

Building Initiative and energy efficiency standards for state buildings.

(j) It is the intent of the Legislature, in enacting this part, to recognize that no one set of existing green building guidelines may encompass the state's unique economic and natural resources-related environment. It is further the intent of the Legislature to ensure that the guidelines adopted pursuant to this part recognize California's leadership in environmental sustainability practices and include the most rigorous measures and methods possible with regard to the factors specified in subdivision (a) of Section 71402.

71401. For purposes of this part the following terms have the following meanings:

(a) "Board" means the California Integrated Waste Management Board.

(b) "Green building" means a project designed to reduce both direct and indirect environmental consequences associated with its construction, use, operation, maintenance, and eventual decommissioning, the design of which is evaluated for cost, quality-of-life impacts, future flexibility, ease of maintenance, energy and resource efficiency, and overall environmental impact, with an emphasis on life cycle cost analysis.

(c) "State building" means a building owned or leased by the state.

71402. (a) On or before July 1, 2008, the board shall adopt regulations for green building standards for the construction or renovation of state buildings regarding all of the following:

- (1) Sustainability of the site.
- (2) Water efficiency.
- (3) Energy and atmosphere.
- (4) Materials and resources.
- (5) Indoor environmental quality.
- (6) Innovation and design process.

(b) The board shall consider those aspects of existing relevant information and guidelines that maximize the measures and methods identified in subdivision (a) and to allow for the flexibility to meet California's building standards. These existing relevant guidelines and information shall include, but are not limited to, all of the following:

(1) The United States Green Building Council’s Leadership in Energy and Environmental Design.

(2) The Green Building Initiative’s “Green Globes” rating system.

(3) The federal Environmental Protection Agency’s “Federal Green Construction Guide for Specifiers.”

(4) The federal Department of Energy’s “Green Federal Facilities.”

(5) The state’s Building Better Buildings: An Update on State Sustainable Building Initiatives (Blueprint 2003).

(6) The Governor’s Executive Order S-20-04.

(c) In adopting regulations pursuant to this part, the board shall take all of the following actions:

(1) Consult with appropriate state agencies, the building and construction industry, the building and construction supplies industry, recognized environmental advocacy groups, the League of California Cities, the California State Association of Counties, other interested organizations, and the public.

(2) Hold at least two public workshops to discuss the regulations and gather input from interested parties.

(d) The board, in consultation with the entities set forth in paragraph (1) of subdivision (c), may revise, if deemed necessary by the board, the regulations developed pursuant to this section.

(e) The board shall consult with the Building Standards Commission to ensure that the regulations adopted pursuant to this section do not conflict with the California Building Standards Code.

71403. On and after July 1, 2008, a state building for which the development of capital plans commences on and after that date, and a renovation to a building owned by the state that commences on or after that date, shall be built, designed, and operated in accordance with the regulations adopted pursuant to this part.

Approved _____, 2006

Governor