

AMENDED IN ASSEMBLY MAY 25, 2006

AMENDED IN ASSEMBLY APRIL 5, 2006

CALIFORNIA LEGISLATURE—2005—06 REGULAR SESSION

**ASSEMBLY BILL**

**No. 2928**

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**Introduced by Assembly Members Laird and Lieu**  
*(Coauthors: Assembly Members Hancock and Koretz)*

February 24, 2006

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An act to add Part 5.5 (commencing with Section 71450) to Division 34 of the Public Resources Code, relating to environmental protection.

LEGISLATIVE COUNSEL'S DIGEST

AB 2928, as amended, Laird. Green building construction: guidelines.

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

This bill would require the California Integrated Waste Management Board, by January 1, 2008, to develop, adopt, and make available voluntary green building guidelines for residential home construction. The bill would require the guidelines developed by the board to include measures regarding energy efficiency, water efficiency, materials efficiency, and indoor environmental quality, and a method for determining life-cycle cost. The bill would require the board to develop the voluntary guidelines in consultation with appropriate state agencies, and specified public and private sector organizations and to consider ~~relevant~~ *specified aspects of existing relevant* guidelines, as specified.

The bill would require the board to develop, adopt, and make available information to local agencies on promoting the use of those guidelines and would authorize the board to provide related technical assistance and training to local agencies.

Vote: majority. Appropriation: no. Fiscal committee: yes.  
State-mandated local program: no.

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

1 SECTION 1. Part 5.5 (commencing with Section 71450) is  
2 added to Division 34 of the Public Resources Code, to read:

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4 PART 5.5. GREEN BUILDING GUIDELINES

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6 71450. The Legislature hereby finds and declares all of the  
7 following:

8 (a) In 2005, the state had approximately 12.9 million existing  
9 housing units and, in 2003, construction investment in the state  
10 for new residential housing totaled thirty-four billion dollars  
11 (\$34,000,000,000).

12 (b) The construction of a 2,000 square foot home generates  
13 three to five tons of waste. Cumulatively, California residences  
14 use approximately 5.6 million acre-feet of applied water  
15 annually. ~~And,~~ and the residential sector accounts for roughly 31  
16 percent of the electricity consumed in the state.

17 (c) The state is committed to providing leadership on energy,  
18 environmental, and public health issues by implementing  
19 innovative and resource-efficient building design practices and  
20 other programs that improve the lives of the state’s 34.5 million  
21 residents.

22 (d) Green building practices utilize energy, water, and  
23 materials efficiently throughout the building ~~life-cycle~~ *life-cycle*,  
24 enhance indoor air quality, and incorporate environmentally  
25 preferable products, and protect the building occupant’s health.

26 (e) The widespread adoption of green building principles  
27 would result in significant long-term benefits to the state’s  
28 environment, including reduction in the demand for energy,  
29 water, and waste stream services, and the fiscal and  
30 environmental impacts resulting from the expansion of these  
31 infrastructures.

1 71450.5. *It is the intent of the Legislature, in enacting this*  
2 *part, to recognize that no one set of existing green building*  
3 *guidelines may encompass the state's unique economic and*  
4 *natural resources-related environment. It is further the intent of*  
5 *the Legislature to ensure that the guidelines adopted pursuant to*  
6 *this part recognize California's leadership in environmental*  
7 *sustainability practices and include the most rigorous measures*  
8 *and methods possible with regard to the factors specified in*  
9 *subdivision (a) of Section 71452.*

10 71451. For purposes of this part, the following definitions  
11 shall apply:

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

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

21 71452. (a) On or before January 1, 2008, the board shall  
22 develop, adopt, and make available, voluntary green building  
23 guidelines for residential home construction. The guidelines  
24 developed pursuant to this part shall include, but not be limited  
25 to, all of the following:

26 (1) Energy efficiency, conservation, or renewable generation  
27 measures.

28 (2) Water efficiency, conservation, and reuse measures.

29 (3) Materials efficiency, conservation, and reuse measures.

30 (4) Indoor environmental quality measures, including indoor  
31 air quality.

32 (5) A method for determining life-cycle cost, including  
33 evaluating the relative effectiveness, cost, and life-cycle savings,  
34 if any, by the use of the individual or multiple green building  
35 measures specified in paragraphs (1) to (4), inclusive.

36 (b) In developing voluntary guidelines pursuant to this part,  
37 the board shall consult with appropriate state agencies, the  
38 building and construction industry, recognized environmental  
39 advocacy groups, the League of California Cities, the California

1 State Association of Counties, interested organizations, and the  
2 public.

3 (c) In adopting voluntary guidelines pursuant to this part, the  
4 ~~board shall consider all relevant existing guidelines including,~~  
5 ~~but not limited to, both of the following:~~

6 ~~(1) The rating system for homes, developed as part of the~~  
7 ~~Green Building Rating System” by the United States Green~~  
8 ~~Building Council’s Leadership in Energy and Environmental~~  
9 ~~Design (LEED).~~

10 ~~(2) The “New Home Construction Green Building Guidelines”~~  
11 ~~developed by the Alameda County Waste Management Authority~~  
12 ~~and the Alameda County Source Reduction and Recycling Board.~~

13 *board shall consider those aspects of existing relevant guidelines*  
14 *that maximize the measures and methods identified in subdivision*  
15 *(a). These existing relevant guidelines shall include, but are not*  
16 *limited to, all the following:*

17 *(1) The United States Green Building Council’s Leadership in*  
18 *Energy and Environmental Design (LEED) for Homes rating*  
19 *system.*

20 *(2) The 2005 Build It Green “New Home Construction Green*  
21 *Building Guidelines.”*

22 *(3) The EarthCraft House program of Atlanta, Georgia.*

23 *(4) The Built Green program of the Seattle Master Builders.*

24 *(5) The Model Green Home Building Guidelines of the*  
25 *National Association of Home Builders (NAHB).*

26 (d) The board shall develop, adopt, and make available to local  
27 agencies, along with the guidelines, information on promoting  
28 the use of the guidelines for residential construction. The board  
29 may provide technical assistance and training to local agencies  
30 regarding the guidelines.

31 (e) The board may revise, if deemed necessary by the board,  
32 the guidelines developed pursuant to this part in consultation  
33 with the entities set forth in subdivision (b).