



Senate

General Assembly

File No. 404

January Session, 2007

Substitute Senate Bill No. 1429

Senate, April 10, 2007

The Committee on Environment reported through SEN. FINCH of the 22nd Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING THE INTEGRATION OF LEED PROGRAM RATINGS WITH THE STATE BUILDING CODE.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2007*) Not later than January 1,
2 2008, the State Building Inspector shall make amendments to the State
3 Building Code to phase in the requirement that all new construction or
4 major renovation of a commercial building obtain certification from
5 the Leadership in Energy and Environmental Design's rating system
6 for commercial new construction and major renovation projects, as
7 established by the United States Green Building Council, or an
8 equivalent standard accredited as an official standard by the American
9 National Standards Institute, including, but not limited to, a two-globe
10 rating in the Green Globes USA design program. Such amendments
11 shall provide: (1) On or after October 1, 2008, all new construction or
12 major renovation of a commercial building of more than ten thousand
13 square feet shall obtain such certification, (2) on or after October 1,
14 2009, all new construction of a commercial building of more than five

15 thousand square feet shall obtain such certification, (3) on or after
 16 October 1, 2010, all new construction of a commercial building of more
 17 than four thousand square feet shall obtain such certification, and (4)
 18 on or after October 1, 2011, all new construction or major renovation of
 19 a commercial building shall obtain such certification.

20 Sec. 2. (NEW) (*Effective October 1, 2007*) Not later than January 1,
 21 2008, or six months after a Leadership in Energy and Environmental
 22 Design residential certification program is established by the United
 23 States Green Building Council, whichever is later, the State Building
 24 Inspector shall make amendments to the State Building Code to phase
 25 in the requirement that all new construction or major renovation of a
 26 residential building obtain certification from said Leadership in
 27 Energy and Environmental Design program, or an equivalent standard
 28 accredited as an official standard by the American National Standards
 29 Institute, including, but not limited to, a two-globe rating in the Green
 30 Globes USA design program. Such amendments shall provide: (1) On
 31 or after October 1, 2008, all new construction or major renovation of a
 32 residential building of more than ten thousand square feet shall obtain
 33 such certification, (2) on or after October 1, 2009, all new construction
 34 of a residential building of more than five thousand square feet shall
 35 obtain such certification, (3) on or after October 1, 2010, all new
 36 construction of a residential building of more than four thousand
 37 square feet shall obtain such certification, and (4) on or after October 1,
 38 2011, all new construction or major renovation of a residential building
 39 shall obtain such certification.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2007</i>	New section
Sec. 2	<i>October 1, 2007</i>	New section

Section 1	<i>October 1, 2007</i>	New section
Sec. 2	<i>October 1, 2007</i>	New section

ENV *Joint Favorable Subst.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either chamber thereof for any purpose:

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill requires that the State Building Code be amended to require new construction or major renovations to be certified under the Leadership in Energy and Environmental Design's (LEEDS) rating system as established by the United States Green Building Council (USGBC), or an equivalent standard. The amendments to the State Building Code apply to commercial and residential buildings and are not anticipated to result in a fiscal impact.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**sSB 1429*****AN ACT CONCERNING THE INTEGRATION OF LEED PROGRAM RATINGS WITH THE STATE BUILDING CODE.*****SUMMARY:**

This bill requires the State Building Inspector to amend the State Building Code for new construction or major renovation of commercial and residential buildings to phase in requirements for green building certification. Specifically, under the bill, the codes must be amended to require new construction or a major renovation to be certified, depending on the building's size and year, under the Leadership in Energy and Environmental Design's (LEED's) rating system as established by the U.S. Green Building Council (USGBC) or an equivalent standard accredited as an official standard by the American National Standards Institute, including a two-globe rating in the Green Globes USA design program. Under the bill, beginning October 1, 2011, the code will require that all new construction or major renovation of all commercial and residential buildings must be certified under LEED's, Green Globes USA, or a similar standard.

EFFECTIVE DATE: October 1, 2007

GREEN BUILDING STANDARDS PHASE-IN***Commercial Buildings***

Under the bill, by January 1, 2008, the state building inspector must amend the State Building Code to phase in the requirement that all new construction or major renovation of commercial buildings be certified by USGBC's LEED's rating system for commercial new construction and major renovation projects or by an equivalent standard. The amendments must provide that certification be obtained

on or after:

1. October 1, 2008, for all new construction or major renovation of commercial buildings of more than 10,000 square feet;
2. October 1, 2009, for all new construction of commercial buildings more than 5,000 square feet;
3. October 1, 2010, for all new construction of commercial buildings more than 4,000 square feet; and
4. October 1, 2011, for new construction or major renovation of any commercial building.

Certification for major renovations less than 10,000 square feet is not required until October 1, 2011.

Residential Buildings

The bill establishes the identical schedule for certification requirements for residential buildings. But it allows an optional deadline for amending the Building Code by permitting the state building inspector to wait until six months after the USGBC establishes a LEED residential certification program that occurs after January 1, 2008. Once the LEED program is established and six months have passed, the code must be amended to meet LEED certification or an equivalent standard, as with commercial buildings, that is accredited as an official standard by the American National Standards Institute, including a two-globe rating in the Green Globes USA design program.

Both rating systems give projects points for their environmental characteristics, such as energy and water efficiency, and use of recycled materials and renewable energy. Based on the number of points a project receives, it can be given a silver, gold, or platinum award under the LEED system and one to four globes under the Green Globes system.

BACKGROUND

LEED and USGBC

The LEED Rating System, a program of the USGBC, is a self-assessing system designed for rating new and existing commercial, institutional, and residential buildings. Different levels of green building certification are awarded based on the total credits earned.

USGBC is comprised of organizations that promote environmentally sound buildings and adoption of green building practices, technologies, policies, and standards.

Green Globes USA and the Green Building Initiative

Green Globes is a web-based, green building audit tool from Canada. It consists of questionnaires for each phase of a project and for a person involved in the design process (e.g., architect, mechanical engineer, or landscape architect). Scores give the percentage of points for meeting best energy and environmental design practices and standards.

The Green Building Initiative, a not-for-profit U.S. organization, promotes Green Globes USA and is supported by groups and individuals interested in promoting energy-efficient and environmentally sustainable practices in residential and commercial construction.

COMMITTEE ACTION

Environment Committee

Joint Favorable Substitute

Yea 22 Nay 8 (03/23/2007)