

**ROBERT FROMER**  
*EJD, M.S.E.E., P.C., P.E., R.E.P.*

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March 7, 2008

Co-Chairmen and Members  
Planning and Development Committee  
Room 2100, Legislative Office Building  
Hartford, CT 06106

Re: **H.B. 5798. AA Establishing A Tax Credit For Green Buildings.**

Dear Co-Chairmen and Committee Members:

Passage of the bill would establish a tax credit for real estate projects that meet or exceed the Leadership in Energy and Environmental Design ("LEED") green building rating system's silver certificate developed by the United States Green Building Council for the design and construction of energy efficient buildings for the purpose of conserving energy.

I **oppose granting tax credits** for green buildings meeting silver, gold or platinum certification according to the current criteria and standards used by the United States Green Building Council's Leadership in Energy and Environmental Design ("LEED") because the current certification processes require no energy analysis for selection of preferred materials over a building's life, e.g. 100 years. This means that that under LEED, building architects and engineers do not select materials having the least energy consumption and producing the least quantity of greenhouse gases. Hence, without such energy analysis, LEED certified buildings cannot achieve the goals of the Energy Independence and Climate Change Acts except by chance "luck."

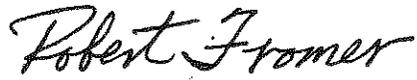
Buildings account for two fifths of its material and energy flows. Building "green" provides an opportunity to use our resources efficiently while creating healthier buildings that improve human health, build a better environment, and provide monetary savings and benefits. A green or "sustainable" building constitutes a structure designed, built, renovated, operated, or reused in an ecological and resource-efficient manner by meeting certain objectives such as protecting occupant health; improving employee productivity; using energy, water, and other resources more efficiently for the least overall environmental impact.

No magician waves its magic wand, goes "poof" and building materials magically appear. To manufacture, operate, maintain, recycle / salvage facilities converting renewable feedstock resources into products involves complex processes requiring analyses of the energy consumed for each process step and the coincidental greenhouse gases produced by direct or indirect combustion of fossil fuels.

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The state should only grant tax credits where LEED certifications clearly demonstrate it uses an analytical model for selecting materials requiring the least energy and producing the least climate changing gases.

Cordially,

A handwritten signature in black ink that reads "Robert Fromer". The signature is written in a cursive style with a prominent flourish at the end of the name.

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Robert Fromer  
Environmental Consultant