



## 95TH GENERAL ASSEMBLY

### State of Illinois

2007 and 2008

HB5113

by Rep. Mike Boland

#### SYNOPSIS AS INTRODUCED:

New Act

Creates the Green Buildings Act. Requires all new state-funded building construction and major renovations of existing state-owned facilities to seek LEED certification. Requires all construction and major renovation projects, regardless of size, to achieve the highest level of certification practical within the project budget. Provides for exemptions and waivers by the Capital Development Board. Requires the Board to provide technical assistance. Authorizes rulemaking. Effective immediately.

LRB095 17819 JAM 43898 b

FISCAL NOTE ACT  
MAY APPLY

A BILL FOR

1 AN ACT concerning State buildings.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the Green  
5 Buildings Act.

6 Section 5. Findings. The General Assembly finds that an  
7 efficient green building plan is essential to:

8 (1) reduce the increasing costs of energy for public  
9 buildings and reduce the State's overall energy usage;

10 (2) preserve the environment and make State buildings  
11 better for those who work and study in them, as well as the  
12 area around them; and

13 (3) cut pollution, moderate peak energy demand, better  
14 assure the reliability of energy studies, and stabilize energy  
15 costs.

16 Section 10. Definitions. In this Act:

17 "Board" means the Capital Development Board.

18 "USGBC" means the United State Green Building Council.

19 "LEED" means the USGBC Leadership in Energy and  
20 Environmental Design green building rating standard.

21 "Major renovation" means a project with a construction  
22 budget that equals 40% or more of the building's current

1 replacement cost.

2 Section 15. Green Buildings Standards.

3 (a) All new state-funded building construction and major  
4 renovations of existing state-owned facilities are required to  
5 seek LEED certification.

6 (b) All construction and major renovation projects,  
7 regardless of size, must achieve the highest level of  
8 certification practical within the project budget.

9 (1) New buildings and major renovations of less than  
10 10,000 square feet must meet the highest LEED standard  
11 practical, including those credits the Board requires as  
12 mandatory. USGBC LEED certification is not required.

13 (2) New buildings and major renovations of less than  
14 10,000 square feet must achieve LEED "silver"  
15 certification at a minimum, including those credits the  
16 Board requires as mandatory. USGBC LEED certification is  
17 required.

18 (c) Exemptions to these standards are buildings that are  
19 not "comfort" conditioned as determined by the Board. However,  
20 the project design team must document and incorporate all  
21 appropriate sustainable building methods, strategies, and  
22 technologies in the final design.

23 (d) State agencies and the project design team may apply to  
24 the Board for a waiver from these standards.

25 (e) Waivers shall be granted by the Board or an appropriate

1 agency when the applicant can demonstrate and document:

2 (1) An unreasonable financial burden, taking into  
3 account the operating and construction costs over the life  
4 of the building and the total cost of ownership of the  
5 building.

6 (2) An unreasonable impediment to construction.

7 (3) The standards would impair the principal function  
8 of the building.

9 (4) The standards would compromise the historic nature  
10 of the structure.

11 Documentation on the submittal must include at a minimum:

12 (1) Life cycle cost analysis.

13 (2) Energy modeling.

14 The design team must provide the documentation for the new  
15 project to confirm that LEED standards in the design have been  
16 followed.

17 (f) The green building standards contained in this Act  
18 shall be analyzed and evaluated by the Board after 5 years or  
19 the completion of 10 Board green projects, whichever comes  
20 first.

21 Section 20. Rules. The Board may adopt any rules that are  
22 necessary for the furtherance of this Act.

23 Section 99. Effective date. This Act takes effect upon  
24 becoming law.