



Rep. Harry Osterman

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1 AMENDMENT TO HOUSE BILL 3815

2 AMENDMENT NO. _____. Amend House Bill 3815 by replacing
3 everything after the enacting clause with the following:

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.

1 Section 10. Definitions. In this Act:

2 "Board" means the Capital Development Board.

3 "USGBC" means the United States Green Building Council.

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

6 "GBI" means The Green Building Initiative.

7 "Major renovation" means a project with a construction
8 budget that equals 40% or more of the building's current
9 replacement cost.

10 Section 15. Green Buildings Standards.

11 (a) All new State-funded building construction and major
12 renovations of existing State-owned facilities are required to
13 meet the current LEED-NC standard or the most applicable
14 standard of the LEED family.

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

18 (1) New buildings and major renovations of less than
19 10,000 square feet must meet the highest standard of the
20 LEED rating system for new commercial construction and
21 major renovation projects, as established by the USGBC,
22 including those credits the Board requires. Certification
23 is not required.

24 (2) New buildings and major renovations of 10,000
25 square feet or more must achieve the silver building rating

1 of the LEED rating system for new commercial construction
2 and major renovation projects, as established by the USGBC,
3 including those credits the Board requires. Certification
4 is required.

5 (c) Exemptions to these standards are buildings that are
6 not "comfort" conditioned as determined by the Board. However,
7 the project design team must document and incorporate all
8 appropriate sustainable building methods, strategies, and
9 technologies in the final design.

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

12 (e) Waivers shall be granted by the Board or an appropriate
13 agency when the applicant can demonstrate and document:

14 (1) An unreasonable financial burden, taking into
15 account the operating and construction costs over the life
16 of the building and the total cost of ownership of the
17 building.

18 (2) An unreasonable impediment to construction.

19 (3) The standards would impair the principal function
20 of the building.

21 (4) The standards would compromise the historic nature
22 of the structure.

23 Documentation on the submittal must include at a minimum:

24 (1) Life cycle cost analysis.

25 (2) Energy modeling.

26 The design team must provide the documentation for the new

1 project to confirm that LEED design standards have been
2 followed.

3 (f) The green building standards contained in this Act
4 shall be analyzed and evaluated by the Board 5 years after the
5 effective date of this Act or upon the completion of 10 Board
6 green projects, whichever comes first.

7 Section 99. Effective date. This Act takes effect upon
8 becoming law.".