
HOUSE BILL 1171

State of Washington

58th Legislature

2003 Regular Session

By Representatives Romero, Moeller, Upthegrove, Cooper, Simpson, Jarrett, Ruderman, O'Brien, Cody, Linville, Kagi and Chase

Read first time 01/20/2003. Referred to Committee on State Government.

1 AN ACT Relating to establishing green building programs; and adding
2 a new chapter to Title 39 RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** (1) The legislature finds that buildings can
5 be designed, constructed, renovated, operated, and maintained in a
6 cost-effective, resource efficient, and environmentally responsible
7 manner. This is commonly known as "sustainable," "green," or "high
8 performance" building. The legislature further finds that sustainable
9 buildings generally integrate technologies, practices, and systems that
10 are:

11 (a) Environmentally sound. Sustainable buildings optimize energy,
12 water, and materials efficiency; improve indoor environmental quality
13 and comfort; use environmentally preferable products and processes; are
14 sited to ensure access to public transportation and affordable housing;
15 take advantage of proper building orientation; and preserve community
16 and historic integrity; and

17 (b) The result of superior design and construction methods.
18 Sustainable buildings apply life cycle costing to evaluate all relevant
19 design and construction costs.

1 (2) The legislature declares that the goals of the state of
2 Washington, consistent with executive order 02-03, are to site, design,
3 construct, renovate, operate, and maintain state buildings that are
4 models of energy, water, and materials efficiency, while providing
5 healthy, productive, and comfortable indoor environments and long-term
6 benefits to the state's residents. The legislature intends the
7 sustainable building goal to be implemented in a cost-effective manner,
8 while considering externalities, identifying economic and environmental
9 performance measures, determining cost savings, using life cycle
10 costing, and adopting an integrated systems approach.

11 To this end the legislature intends to authorize and direct that
12 public agencies adopt the United States green building council
13 leadership in energy and environmental design green building rating
14 system. The legislature further intends that this rating system guide
15 the siting, design, construction, operation, and maintenance of state-
16 funded major facilities entering into the predesign process after July
17 1, 2003.

18 NEW SECTION. **Sec. 2.** The definitions in this section apply
19 throughout this chapter unless the context clearly requires otherwise.

20 (1) "Public agency" means every state office, officer, board,
21 commission, committee, bureau, department, public higher education
22 institution, and school district.

23 (2) "Department" means the department of general administration.

24 (3) "Major facility" means (a) a state-funded construction project
25 larger than five thousand gross square feet of occupied space, and (b)
26 a building renovation project when the cost is greater than fifty
27 percent of the assessed value and the project is larger than five
28 thousand gross square feet of occupied space.

29 "Major facility" does not include garages, maintenance facilities,
30 transmitter buildings, pumping stations, or other similar building
31 types as determined by the department.

32 (4) "State-funded" means, except for school districts, the public
33 agency received an appropriation for the facility or project in the
34 capital or transportation appropriations act. For school districts,
35 "state-funded" means a project that receives assistance from the state
36 school construction assistance grants.

1 NEW SECTION. **Sec. 3.** (1) Except as provided in subsection (2) of
2 this section, if a public agency, or school district that receives one
3 hundred percent of its funding for a major facility from the state or
4 federal government, or both, determines that any major facility is to
5 be constructed or renovated, then during the design phase of the
6 construction or renovation the agency shall require the use of the
7 United States green building council leadership in energy and
8 environmental design "silver standard" according to the guidelines
9 developed in section 4 of this act.

10 (2) If a school district receives less than one hundred percent of
11 its funding for a major facility from the state, federal government, or
12 both, then during the design phase of the construction or renovation
13 the school district shall require the use of the lower United States
14 green building council leadership in energy and environmental design
15 "certified standard," or a comparable design standard with equivalent
16 thresholds as may be adopted by the department, according to the
17 guidelines developed in section 4 of this act.

18 (3) A new project over fifty thousand square feet and a building
19 renovation project when the cost is greater than fifty percent of the
20 assessed value and the project is greater than fifty thousand square
21 feet must be certified through the United States green building council
22 leadership in energy and environmental design certification process.

23 (4) If possible, any project that is required to be certified under
24 this section is encouraged to exceed the silver standard rating.

25 (5) The design of a state-funded construction project that is not
26 a major facility must include applicable green building principles when
27 practical in the design and construction phases.

28 NEW SECTION. **Sec. 4.** (1) The department, in consultation with
29 affected public agencies, shall develop and issue guidelines for
30 administering this chapter. The purpose of the guidelines is to define
31 a procedure and method for employing the United States green building
32 council leadership in energy and environmental design silver and
33 certified standards, or comparable design standards with equivalent
34 thresholds as may be adopted by the department.

35 (2) The department shall develop processes and systems to most
36 effectively deliver a United States green building council leadership

1 in energy and environmental design silver and certified standard, or
2 comparable design standard with equivalent thresholds as may be adopted
3 by the department, and verify compliance with the established standard.

4 (3) The department and affected agencies shall provide a biennial
5 report to the legislature on their efforts in implementing this
6 chapter.

7 NEW SECTION. **Sec. 5.** The department and affected agencies must
8 collaborate to identify and include in their biennial report to the
9 legislature any existing conflicts between sustainable building
10 requirements and other requirements of the state.

11 NEW SECTION. **Sec. 6.** Sections 1 through 5 of this act constitute
12 a new chapter in Title 39 RCW.

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