

# SENATE BILL REPORT

## HB 1280

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As of March 18, 2021

**Title:** An act relating to greenhouse gas emissions reductions in the design of public facilities.

**Brief Description:** Concerning greenhouse gas emissions reductions in the design of public facilities.

**Sponsors:** Representatives Ramel, Duerr, Bateman, Fitzgibbon, Berry, Peterson, Goodman, Hackney, Frame, Macri, Pollet and Harris-Talley.

**Brief History:** Passed House: 3/9/21, 57-39.

**Committee Activity:** Environment, Energy & Technology: 3/18/21.

### Brief Summary of Bill

- Declares it is the public policy of the state to ensure that greenhouse gas emissions reduction practices are included in the design of major publicly owned or leased facilities, and the use of all-electric energy systems is considered in the design.
- Requires life-cycle cost analysis guidelines developed by the Department of Enterprise Services for public facilities to include provisions that identify all-electric energy systems as a system alternative.

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### SENATE COMMITTEE ON ENVIRONMENT, ENERGY & TECHNOLOGY

**Staff:** Gregory Vogel (786-7413)

**Background:** One of the declared public policies of the state is to ensure that energy conservation practices and renewable energy systems are employed in the design of major publicly owned or leased facilities and the use of at least one renewable energy or combined heat and power system is considered.

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.*

Whenever a public agency determines any major facility or a critical governmental facility is to be constructed or renovated, the agency must include a life-cycle cost analysis in the design phase. The Department of Enterprise Services is responsible for developing guidelines to define a procedure and method for the performance of life-cycle cost analyses to promote the selection of low life-cycle cost alternatives. At a minimum, the guidelines must contain provisions that:

- address energy considerations during the planning phase of the project;
- identify energy components and system alternatives, including energy management systems, renewable energy systems, and combined heat and power, prior to commencing the energy consumption analysis;
- identify simplified methods to assure the lowest life-cycle cost alternatives for selected buildings with between 25,000 and 100,000 square feet of usable floor area;
- establish times during the design process for preparation, review, and approval or disapproval of the life-cycle cost analysis;
- specify the assumptions to be used for escalation and inflation rates, equipment service lives, economic building lives, and maintenance costs;
- determine life-cycle cost analysis format and submittal requirements; and
- provide for review and approval of life-cycle cost analysis.

"Energy-consumption analysis" means the evaluation of all energy systems and components by demand and type of energy, including the internal energy load imposed on a major facility or a critical governmental facility by its occupants, equipment, and components, and the external energy load imposed on a major facility or a critical governmental facility by the climatic conditions of its location.

An energy-consumption analysis must include certain elements, including the comparison of three or more system alternatives, at least one of which must include renewable energy systems, and one must comply at a minimum with the sustainable design guidelines of the Leadership in Energy and Environmental Design (LEED) silver standard.

**Summary of Bill:** The Legislature declares it is the public policy of the state to ensure that greenhouse gas emissions reduction practices are included in the design of major publicly owned or leased facilities, and the use of all-electric energy systems is considered in the design.

The life-cycle cost analysis guidelines developed by the Department of Enterprise Services must include provisions that identify all-electric energy systems as a system alternative.

The definition of energy-consumption analysis is amended to remove and replace the reference to a system alternative that complies with the sustainable design guidelines of the LEED silver standard with a system alternative that includes all-electric energy systems.

**Appropriation:** None.

**Fiscal Note:** Available.

**Creates Committee/Commission/Task Force that includes Legislative members:** No.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.

**Staff Summary of Public Testimony:** PRO: The bill is about an opportunity to save money in public facilities by using all electric consumption. An increasingly clean grid creates opportunities to reduce emissions with highly efficient heat pumps and other technology. We are trying to be careful about not burdening agencies with new responsibilities and would point to the zero fiscal impact in the fiscal note. The LEED standard is a bit outdated and we are replacing this standard with the all-electric alternative. This bill is just about examining whether this will save the agency money over time.

This effort takes another step toward Washington meeting climate goals, as the building sector accounts for around 20 percent of annual emissions. This type of analysis is something that should occur as part of the design phase, and this ensures that it always happens. It does not require buildings to be constructed with all electric systems. Conducting the analysis will encourage building owners, engineers, and architects to consider the fossil-fuel free options.

It also aligns state building practices with state energy laws to avoid higher costs in the future. Recent studies show that in many homes and buildings this is already the most cost effective option. The state energy strategy found electrification to be the most cost effective pathway for reaching carbon reduction goals.

**Persons Testifying:** PRO: Representative Alex Ramel, Prime Sponsor; Chris Hellstern, Miller Hull, American Institute of Architects Washington; Kelly Hall, Climate Solutions; Martin Gibbins, League of Women Voters of Washington.

**Persons Signed In To Testify But Not Testifying:** No one.