
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 4

Special Session No. 1 of
2007-2008

INTRODUCED BY RUBLEY, M. SMITH, GEORGE, MOYER, BELFANTI, BOBACK,
BRENNAN, CALTAGIRONE, DALLY, DePASQUALE, FABRIZIO, FRANKEL,
FREEMAN, GEIST, GINGRICH, GRUCELA, HARHAI, HARHART, HARPER,
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SIPTROTH, McILVAINE SMITH, STEIL, STURLA, TANGRETTI, THOMAS,
TURZAI, VITALI, WALKO, WATSON, WOJNAROSKI, YOUNGBLOOD,
YUDICHAK, SCHRODER AND SHAPIRO, SEPTEMBER 27, 2007

REFERRED TO COMMITTEE ON ENVIRONMENTAL RESOURCES AND ENERGY,
SEPTEMBER 27, 2007

AN ACT

1 Requiring the design, construction and renovation of buildings
2 that receive a State appropriation to comply with specified
3 energy and environmental building standards.

4 The General Assembly of the Commonwealth of Pennsylvania
5 hereby enacts as follows:

6 Section 1. Short title.

7 This act shall be known and may be cited as the High-
8 Performance, State-Funded Buildings Standards Act.

9 Section 2. Purpose.

10 The General Assembly declares the purposes of this act as
11 follows:

12 (1) To promote effective energy and environmental
13 standards for construction, rehabilitation and maintenance of
14 buildings in this Commonwealth.

1 (2) To optimize the energy performance of buildings
2 throughout this Commonwealth.

3 (3) To increase the demand for environmentally
4 preferable building materials, finishes and furnishings.

5 (4) To improve environmental quality in this
6 Commonwealth by decreasing the discharge of pollutants from
7 buildings and their manufacture.

8 (5) To create public awareness of new technologies that
9 can improve the health and productivity of building occupants
10 by meeting advanced criteria for indoor air quality.

11 (6) To improve working conditions and reduce building-
12 related health problems.

13 (7) To reduce the Commonwealth's dependence upon
14 imported sources of energy through buildings that conserve
15 energy and utilize local and renewable energy sources.

16 (8) To protect and restore this Commonwealth's natural
17 resources by avoiding development of inappropriate building
18 sites.

19 (9) To reduce the burden on municipal water supply and
20 treatment by reducing potable water consumption.

21 (10) To reduce waste generation and to manage waste
22 through recycling and diversion from landfill disposal.

23 (11) To improve the Commonwealth's capacity to design,
24 build and operate high-performance buildings and, in doing
25 so, to create new jobs and contribute to economic growth.

26 Section 3. Definitions.

27 The following words and phrases when used in this act shall
28 have the meanings given to them in this section unless the
29 context clearly indicates otherwise:

30 "Building project." The design, construction, renovation,

1 operation and maintenance of any inhabited physical structure
2 and its associated project building site.

3 "Commercial interior fit-out." Interior design and
4 installation by owners or tenants of new or existing office
5 space, typically exclusive of structural components and core and
6 shell elements.

7 "Department." The Department of General Services of the
8 Commonwealth.

9 "High-performance building." A building designed to achieve
10 integrated systems design and construction so as to
11 significantly reduce or eliminate the negative impact of the
12 built environment.

13 "Major facility project." Any of the following:

14 (1) A State-funded new construction project in which the
15 building to be constructed is larger than 10,000 gross square
16 feet.

17 (2) A State-funded building renovation project where the
18 State funding exceeds either 50% of the construction cost or
19 \$500,000 in State funds.

20 (3) A State-funded commercial interior tenant fit-out
21 project that is larger than 10,000 square feet of leasable
22 area.

23 The term does not include a building, regardless of size, that
24 does not have conditioned space as defined by Standard 90.1 of
25 the American Society of Heating, Refrigerating and Air-
26 Conditioning Engineers, referred to as ASHRAE 90.1.

27 "Renovation project." A building project involving the
28 modification or adaptive reuse of an existing facility.

29 "State department." A department, board, bureau, commission
30 or authority under the jurisdiction of the Governor of the

1 Commonwealth.

2 "State-funded." In reference to a building project, the term
3 refers to receipt of funds from a State appropriation.

4 Section 4. Standards.

5 (a) Minimum criteria.--The high-performance building
6 standards applicable to this act shall meet the following
7 minimum criteria:

8 (1) Be consensus-based, as defined by the Office of
9 Management and Budget, Circular No. A-119, dated February 10,
10 1998.

11 (2) At a minimum, include performance-based categories
12 or credits that will foster achievement of the purposes set
13 forth under section 2(2), (3), (4), (6), (7), (8), (9) and
14 (10).

15 (3) Require documentation, verifiable calculations or
16 the equivalent procedure to substantiate and support any
17 claim made relating to paragraph (2).

18 (4) Employ third-party, postconstruction review and
19 verification for achievement of certification.

20 (5) Have a track record of certified green buildings in
21 the United States.

22 (b) Level of performance.--The performance required under
23 the adopted high-performance building standards shall be at or
24 above the level beyond the minimum level required by the
25 selected standards.

26 (c) Energy Star ratings.--In addition to meeting the
27 performance requirements of the adopted high performance
28 building standards, all State-funded major facility projects are
29 required to achieve an Environmental Protection Agency Energy
30 Star rating of 85 or above.

1 Section 5. Scope.

2 (a) Facilities owned or leased by Commonwealth or State-
3 affiliated entities.--

4 (1) All major facility projects shall meet or exceed the
5 standards as set forth under section 4, and the levels of
6 achievement to be defined by the department.

7 (2) All other building projects shall meet or exceed the
8 prescribed level of achievement under the adopted high-
9 performance building standard as set forth under section 4.

10 (3) The level of achievement to be met under paragraph
11 (2) shall be set forth in the regulations adopted by the
12 department.

13 (b) State-funded major facility projects.--When the
14 department issues funding, it shall require the use of standards
15 adopted under section 6 during the design and construction phase
16 of the project. Each State-funded major facility project shall
17 meet or exceed the level of achievement as set forth under
18 section 4.

19 Section 6. Regulations.

20 (a) General rule.--The department, in consultation with the
21 Department of Environmental Protection, shall develop and issue
22 regulations for complying with this act. The purposes of the
23 regulations shall be to:

24 (1) Adopt high-performance building standards selected
25 by the department, in consultation with the Department of
26 Environmental Protection, from among accepted industry
27 standards meeting the criteria prescribed in section 4(a).

28 (2) Define reporting requirements for State-funded
29 building projects under this act.

30 (3) Define procedures and methods for verifying

1 compliance with the standards, as set forth in sections 4 and
2 5, in the design and construction of State-funded building
3 projects under this act.

4 (b) Amendment.--The department, in consultation with the
5 Department of Environmental Protection, may amend the
6 regulations as necessitated by the emergence of new or modified
7 high-performance building standards as defined under section 4.
8 Section 7. Report.

9 The department shall prepare and submit annually a report to
10 the chairman and the minority chairman of the Environmental
11 Resources and Energy Committee of the Senate and the chairman
12 and the minority chairman of the Environmental Resources and
13 Energy Committee of the House of Representatives. The report
14 shall at a minimum include:

15 (1) The number and type of buildings designed and
16 constructed utilizing each of the rating systems recognized
17 under this act.

18 (2) The levels of certification of each building
19 designed, constructed or renovated.

20 (3) Actual savings in energy costs.

21 (4) A description of all potential environmental
22 benefits, including, but not limited to, water resources
23 savings and the reduction of waste generation.

24 (5) Any conflicts or barriers identified which hinder
25 the effective implementation of this act.

26 Section 8. Monitoring and evaluation.

27 The department, in consultation with the Department of
28 Environmental Protection, shall develop and implement a process
29 to monitor and evaluate the energy and environmental benefits
30 associated with each building project designed, constructed or

1 renovated under this act. The monitoring and evaluation of each
2 building project shall commence one year after the completion
3 and occupancy of the building project and continue for five
4 years thereafter.

5 Section 9. Applicability.

6 This act shall apply as follows:

7 (1) The provisions of this act shall apply to all
8 project design contracts initiated on or after the effective
9 date of this section.

10 (2) The provisions of this act shall apply to all
11 project construction contracts initiated one year after the
12 effective date of this section.

13 Section 10. Effective date.

14 This act shall take effect as follows:

15 (1) Section 5 of this act shall take effect in one year.

16 (2) The remainder of this act shall take effect in 60
17 days.