

# ASSEMBLY, No. 2393

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## STATE OF NEW JERSEY

### 210th LEGISLATURE

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INTRODUCED JUNE 6, 2002

**Sponsored by:**

**Assemblywoman ROSE MARIE HECK**

**District 38 (Bergen)**

**Assemblywoman CLARE M. FARRAGHER**

**District 12 (Mercer and Monmouth)**

**SYNOPSIS**

Requires existing State buildings to be evaluated under certain energy and environmental performance standards and new State buildings to be designed and managed using those standards.

**CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT concerning State buildings and supplementing Title 52 of the  
2 Revised Statutes.

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4 **BE IT ENACTED** *by the Senate and General Assembly of the State*  
5 *of New Jersey:*

6  
7 1. As used in this act:

8 "Division" means the Division of Property Management and  
9 Construction in the Department of the Treasury; and

10 "Green Building Rating System" means the Leadership in Energy  
11 and Environmental Design (LEED) Green Building Rating System for  
12 measuring and evaluating the energy and environmental performance  
13 of a building, as adopted by the U.S. Green Building Council.

14  
15 2. The Division of Property Management and Construction in the  
16 Department of the Treasury shall conduct a study using the Green  
17 Building Rating System to measure and evaluate the energy and  
18 environmental performance of each building owned, or leased for a  
19 term of at least 10 years, by the State. The division shall prepare a  
20 written report of the findings and conclusions of the study, and include  
21 in that report any recommendations for legislative or administrative  
22 action pertaining thereto and, for each building, (1) a list of possible  
23 improvements that could reasonably be made to increase the building's  
24 score under the rating system, and (2) a cost-benefit analysis for each  
25 of those possible improvements. The division shall transmit the  
26 written report within one year after the date of enactment of this act  
27 to the Governor, the President of the Senate, the Speaker of the  
28 General Assembly, the State House Commission, the chairpersons of  
29 the Senate Environment Committee, Senate State Government  
30 Committee, Assembly Environment and Solid Waste Committee, and  
31 Assembly State Government Committee, or their successors, and the  
32 Commissioner of Environmental Protection. The written report shall  
33 also be made available to the public at no charge or for a fee not to  
34 exceed the cost of reproduction, and shall be posted on the Internet.

35  
36 3. Any building to be constructed by or for the State after the date  
37 of enactment of this act shall be designed and managed, to the  
38 maximum extent practicable and feasible, so that it may be certified at  
39 the highest possible applicable level under the standards of the Green  
40 Building Rating System. The requirements of this section shall not  
41 apply to any building for which a request for proposal for entering into  
42 a contract to construct a State building has been issued prior to the  
43 date of enactment of this act.

44  
45 4. This act shall take effect immediately.

## STATEMENT

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3 This bill requires the Division of Property Management and  
4 Construction in the Department of the Treasury to conduct a study  
5 using the "Green Building Rating System" to measure and evaluate the  
6 energy and environmental performance of each building owned, or  
7 leased for a term of at least 10 years, by the State. The bill also  
8 requires the division to prepare a written report of the findings and  
9 conclusions of the study, and include in that report any  
10 recommendations for legislative or administrative action pertaining  
11 thereto and, for each building, (1) a list of possible improvements that  
12 could reasonably be made to increase the building's score under the  
13 rating system, and (2) a cost-benefit analysis for each of those possible  
14 improvements. The division is required to transmit the written report  
15 to appropriate State officials, and to make it available to the public,  
16 within one year after the date of enactment of the bill.

17 The bill also provides that any building to be constructed by or for  
18 the State must be designed and managed, to the maximum extent  
19 practicable and feasible, so that it may be certified at the highest  
20 possible applicable level under the standards of the Green Building  
21 Rating System.

22 The purpose of this bill is to promote energy efficient and  
23 environmentally friendly State government buildings. The Green  
24 Building Rating System cited in the bill is the Leadership in Energy  
25 and Environmental Design (LEED) Green Building Rating System, as  
26 adopted by the U.S. Green Building Council, which measures and  
27 evaluates the energy and environmental performance of a building.

28 As described in a gubernatorial executive order issued in the State  
29 of Maryland, which instituted a "green buildings" program modeled at  
30 least in part upon the LEED rating system, a "green building" is a  
31 "philosophy of building design and construction which incorporates  
32 the following concepts: using natural resources efficiently; considering  
33 the impact of buildings on the local, regional and global environment;  
34 reducing building footprint size; allowing ecosystems to function  
35 naturally; conserving and reusing water; treating storm water on-site;  
36 maximizing the use of local materials; optimizing energy performance  
37 by installing energy efficient equipment and systems; optimizing  
38 climatic conditions through site orientation and design; integrating  
39 natural day-lighting and ventilation; minimizing the use of mined rare  
40 metals and persistent synthetic compounds; and minimizing  
41 construction waste by reducing, reusing and recycling materials during  
42 all phases of construction and deconstruction."

43 Another example where the "green building" concept has been  
44 implemented is Arlington County, Virginia, which has described some  
45 of the characteristics of a "green building" as follows: "[p]reserving  
46 natural vegetation; containing non-toxic or recycled-content building

**A2393 HECK, FARRAGHER**

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1 materials; maintaining good indoor air-quality; using water and energy  
2 efficiently; conserving natural resources; featuring natural lighting;  
3 including recycling facilities throughout; including access to public  
4 transportation; featuring flexible interiors; and recycling construction  
5 and demolition waste."

6 It is hoped that, with passage of this bill, the State of New Jersey  
7 will then be one of the national leaders in this important effort to  
8 promote construction and development that incorporates sound energy  
9 conservation and environmental protection principles.