

ASSEMBLY, No. 3930

STATE OF NEW JERSEY 211th LEGISLATURE

INTRODUCED MARCH 10, 2005

Sponsored by:

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District 8 (Burlington)

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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:

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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.

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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.

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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

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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.