

SENATE BILL REPORT

SB 6341

As of March 3, 2014

Title: An act relating to establishing the LEED plus W high-performance building standard.

Brief Description: Establishing the LEED plus W high-performance public building standard.

Sponsors: Senators Hargrove and Schoesler.

Brief History:

Committee Activity: Governmental Operations: 2/04/14.

SENATE COMMITTEE ON GOVERNMENTAL OPERATIONS

Staff: Sam Thompson (786-7413)

Background: Washington generally requires state-funded public facilities to meet high performance building standards. Some exceptions apply. Non-public school facilities must comply with the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver standard. Public school facilities must comply with the LEED Silver standard or a somewhat similar standard developed by the Office of Superintendent of Public Instruction (OSPI), local school districts, and an advisory board.

The standards are intended to reduce energy consumption and water use, improve indoor air quality, and minimize environmental impacts. A credit for use of certain wood products, including Washington products, must be provided when determining compliance with the standards. The Department of Enterprise Services (DES) and OSPI report to the Governor and Legislature every two years regarding implementation of the standards.

The International Green Construction Code (IGCC), published by the International Code Council, is a model code with requirements intended to conserve natural resources and energy and reduce environmental impacts.

Summary of Bill: DES must develop the LEED plus W standard to maximize sustainability and environmental performance of major public facilities. The LEED plus W standard replaces the LEED Silver standard.

The LEED plus W standard must address energy use and efficiency, sustainable building materials and resources, site planning, water efficiency, and indoor environmental quality. At

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least 30 percent of total points or credits must relate to energy, including embodied energy, defined as total energy consumed or emitted to extract, manufacture, assemble, transport, and install materials or products. At least 15 percent of total points or credits must relate to use of sustainable building materials and resources, including Washington wood products.

DES must consult with an advisory committee and stakeholders in developing the LEED plus W standard. DES must submit the standard to the Legislature by the end of 2014. The Legislature may review and modify the standard during the 2015 legislative session.

The LEED plus W standard must be reviewed and updated every five years beginning in 2015. DES must include results of the review and recommended changes in a report to the Governor and Legislature. Currently mandated DES and OSPI reports regarding implementation of standards must be submitted annually.

The State Building Code Council (Council) must, in consultation with stakeholders, review:

- the state building code and identify barriers to use of wood products, options to facilitate greater use of wood products, and benefits and costs; and
- the IGCC and identify benefits and costs associated with its potential inclusion in the state building code.

The Council must report findings and recommendations to the Legislature by the end of 2014.

Appropriation: None.

Fiscal Note: Available.

Committee/Commission/Task Force Created: No.

Effective Date: The bill contains several effective dates. Please refer to the bill.

Staff Summary of Public Testimony: PRO: This bill, which could facilitate greater use of Washington wood products, appropriately requires lifecycle costs to be considered. Current delegation of authority to the private, non-elected council that promulgates LEED standards is a matter of concern. This bill would enable the Legislature to review and modify the proposed LEED plus W standard. Currently only 1 point out of 110 points is provided for use of wood products. Wood products comply with other green building standards that are quite stringent.

CON: This bill could disadvantage manufacturers of other building materials, including masonry and tile, who are already struggling with declining demand.

OTHER: The University of Washington (UW) currently uses lifecycle cost assessments. While the intent of this bill has merit, it is premature.

Persons Testifying: PRO: Senator Honeyford, prime sponsor; Debora Munguia, WA Forest Protection Assn.

CON: Tonia Sorrell-Neal, Masonry Institute of WA; Seth Holt, Basalite Construction Products.

OTHER: Elaine Oneil, research scientist, UW, executive director, Consortium for Research on Renewable Industrial Materials.