

1 AN ACT concerning State buildings.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the Green  
5 Buildings Act.

6 Section 5. Findings. The General Assembly finds that an  
7 efficient green building plan is essential to:

8 (1) reduce the increasing costs of energy for public  
9 buildings and reduce the State's overall energy usage;

10 (2) preserve the environment and make State buildings  
11 better for those who work and study in them, as well as the  
12 area around them; and

13 (3) cut pollution, moderate peak energy demand, better  
14 assure the reliability of energy studies, and stabilize energy  
15 costs.

16 Section 10. Definitions. In this Act:

17 "Board" means the Capital Development Board.

18 "USGBC" means the United States Green Building Council.

19 "LEED" means the USGBC Leadership in Energy and  
20 Environmental Design green building rating standard.

21 "GBI" means The Green Building Initiative.

22 "Green Globes" means the GBI green building construction

1 model.

2 "Major renovation" means a project with a construction  
3 budget that equals 40% or more of the building's current  
4 replacement cost.

5 Section 15. Green Buildings Standards.

6 (a) All new State-funded building construction and major  
7 renovations of existing State-owned facilities are required to  
8 seek LEED, Green Globes, or equivalent certification.

9 (b) All construction and major renovation projects,  
10 regardless of size, must achieve the highest level of  
11 certification practical within the project budget.

12 (1) New buildings and major renovations of less than  
13 10,000 square feet must meet the highest standard of the  
14 Leadership in Energy and Environmental Design's rating  
15 system for new commercial construction and major  
16 renovation projects, as established by the United States  
17 Green Building Council, or an equivalent standard,  
18 including, but not limited to, the Green Building  
19 Initiative's Green Globes USA design program. USGBC LEED,  
20 GBI Green Globes, or the equivalent certification is not  
21 required.

22 (2) New buildings and major renovations of 10,000  
23 square feet or more must achieve the silver building rating  
24 of the Leadership in Energy and Environmental Design's  
25 rating system for new commercial construction and major

1 renovation projects, as established by the United States  
2 Green Building Council, or an equivalent standard,  
3 including, but not limited to, a two-globe rating in the  
4 Green Globes USA design program. USGBC LEED, GBI Green  
5 Globes, or the equivalent certification is required.

6 (c) Exemptions to these standards are buildings that are  
7 not "comfort" conditioned as determined by the Board. However,  
8 the project design team must document and incorporate all  
9 appropriate sustainable building methods, strategies, and  
10 technologies in the final design.

11 (d) State agencies and the project design team may apply to  
12 the Board for a waiver from these standards.

13 (e) Waivers shall be granted by the Board or an appropriate  
14 agency when the applicant can demonstrate and document:

15 (1) An unreasonable financial burden, taking into  
16 account the operating and construction costs over the life  
17 of the building and the total cost of ownership of the  
18 building.

19 (2) An unreasonable impediment to construction.

20 (3) The standards would impair the principal function  
21 of the building.

22 (4) The standards would compromise the historic nature  
23 of the structure.

24 Documentation on the submittal must include at a minimum:

25 (1) Life cycle cost analysis.

26 (2) Energy modeling.

1           The design team must provide the documentation for the new  
2 project to confirm that LEED, Green Globes, or the equivalent  
3 construction standards have been followed.

4           (f) In addition to any required LEED, Green Globes, or the  
5 equivalent criteria, the Board shall require that all projects  
6 referenced in subsection (a) implement at least one LEED  
7 alternative transportation criterion for public transportation  
8 or bicycle access.

9           (g) The green building standards contained in this Act  
10 shall be analyzed and evaluated by the Board 5 years after the  
11 effective date of this Act or upon the completion of 10 Board  
12 green projects, whichever comes first.

13           Section 99. Effective date. This Act takes effect upon  
14 becoming law.