

Green Building Certification Mandates

Increase Sustainable Buildings through a Market Based Approach

BACKGROUND

In 2007, three separate measures were introduced in the California State Legislature that would have codified a private third party green building certification, LEED, into statute for commercial, residential, and state buildings. All three measures passed the Legislature on bare minimum votes with bi-partisan opposition and were vetoed by Governor Schwarzenegger.

Concurrently, the Building Standards Commission (BSC) created the Green Building Advisory Committee to review the technical merit of building standards proposed by state agencies, and provide recommendations to the BSC. Committee members are appointed by the BSC and represent the public, building design professionals, the building and construction industry, local government building officials, fire officials, and other affected parties.

CBPA believes that once the state implements its green building policy there will then be a huge market for LEED, Green Globes, and other companies that will help guide the building more efficient buildings for those companies that choose to be certified.

CBPA POSITION

CBPA supports building sustainable buildings and applauds USGBC's efforts to quantify and certify them through its LEED program. USGBC is a respected organization that has done much to advance sustainable buildings, and we are pleased that many CBPA members choose to work with them and similar organizations such as the Green Building Initiative.

However, CBPA is not supportive of the state ceding its rulemaking and building codes authority over to a non-public entity and we believe that green building standards should go through the same rigorous public review and adoption process that all building codes in California are subject to.

CBPA believes that as the lead oversight agency for all building codes adopted in California for the past thirty years, the Building Standards Commission should lead the highly technical and specialized task to incorporate green building codes into Title 24, already one of the most environmentally progressive building codes in the nation.

Given that mandatory green building standards must be incorporated into all six of the main state codes (building, fire, plumbing, mechanical, electrical and energy), CBPA does not think the state could simply adopt an existing program "off the shelf," but must go through the normal public process to receive input from stakeholders and experts in order to draft a set of standards that meet all safety and health codes in our state.

CBPA supports and will actively participate in the BSC's Green Building Advisory Committee process. We believe the fact that that process is open and transparent to the public and will incorporate economic considerations as well as input from industry experts, it will produce the best set of codes suited for California.

CBPA supports creation of a California based certification system for those buildings that exceed the BSC and CEC standards by 25% or more.

CBPA supports dedicating funding to BSC for green building development, education, and research.