

Sustainable Development
Maintaining the Trend of Building Efficient Buildings

BACKGROUND

Over the past decade, numerous efforts at the national, state and local level have focused on promoting an increase in the “resource-efficiency” of the construction sector. The commonly-used label of “green building” has been applied to these programs, even though they may differ widely in scope, application and stringency.

Most green building programs include five general components related to energy efficiency/production, water conservation, indoor air quality, resource conservation/waste management and construction-site preparation. However, with over five hundred city and county jurisdictions in the state, the lack of uniformity among these programs and the absence of state-produced green building guidelines have given rise to serious conflict and confusion among builders, designers and local code enforcement personnel.

Through past legislation and a series of executive orders, the Schwarzenegger Administration has established a series of “green building” programs for state-owned buildings and the commercial sector.

In 2007, Legislation that would have mandated LEED green building standards for residential dwellings and commercial buildings were vetoed.

Additionally, in 2007, the California Building Standards Commission created the Green Building Advisory Committee and embarked on writing a set of voluntary and mandatory standards to incorporate into Title 24.

CBPA POSITION

The commercial real estate industry has been on the leading-edge of sustainable development and has built increasingly resource efficient buildings. CBPA encourages the state to facilitate that trend by providing a combination of market-based and fiscal incentives and economically attainable regulation.

CBPA supports establishing a tax credit and/or carbon credit for meeting energy efficiency and/or water conservation measures for new and retrofit construction.

CBPA supports the establishment of a certified “California Green Building” marketing program that would recognize projects that exceed CEC energy standards and BSC green building standards by 25%.

CBPA encourages state and local agencies to develop and maintain a comprehensive list of financial and non-financial incentives for developing green buildings, such as deferral/reduction waiver of certain state/local fees; expediting building permits/inspections; and/or

CBPA supports the Building Standards Commission process in establishing a set of voluntary green building guideline.

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

CBPA supports developing options that promote the voluntary installation of photovoltaic solar energy on non-residential sites wherein some portion of the power generated can be used in the residential sector to meet SB 1 requirements.

CBPA advocates that the state recognize carbon reduction in new and retrofit construction as early action credits under AB 32 carbon reduction goals.