

# HB1272 : High Performance Green Buildings

HB 1272, introduced by Representative Hans Dunshee, with 43 co- sponsors establishes standards to lower the operating cost and improve the performance of new state funded buildings. These standards will result in buildings that are less costly to operate, healthier, and increase the productivity of those who work and learn inside.

## HB 1272 will:

- Establish LEED Silver as the standard for all new major facility projects built with state funds. All buildings over 5,000 sq feet must be designed, constructed, and certified to the LEED Silver standard.
- Allow Schools to certify to using the locally developed Sustainable Schools Protocol as an alternative to LEED.
- Require the Department of General Administration (GA) and the Superintendent of Public Instruction (OSPI) to monitor the performance of these buildings and report back to the legislature every biennium.
- Direct the GA to revise its fee schedule to incorporate costs associated with design to these standards.
- Create a high-performance building advisory committee to recommend ways to provide education and training about high performance buildings and provide feedback.

## What you can do to help pass this bill:

- **Attend the first public hearing on January 31, 2005 1:30pm** of the House Capital Budget committee.
- **Call, email, or write your legislator.** To find out who is your legislator go to: <http://www.leg.wa.gov/districtfinder/Default.aspx>
- **Attend a lobby day in Olympia and tell your legislator that you support HB1272:** AIA – Feb 1 (Capital Connections); Environmental Lobby Day Feb 17.
- **Endorse the legislation.** Sign onto a list by emailing Becky Kelly at Washington Environmental Council ([becky@wecprotects.org](mailto:becky@wecprotects.org)) or Kollin Min of the US Green Building Council ([kollin@cascadiagbc.org](mailto:kollin@cascadiagbc.org))
- **Obtain the support of your business or trade association and sign them on as an endorser**

## Benefits of HB 1272: High performance green buildings

- Reduced operating costs.
- Enhanced student learning and worker productivity. *20% increase in student test scores has been documented at some schools.*
- A healthier indoor environment.
- Reduced absenteeism.
- Business opportunities for Washington builders, developers and architects.
- Promotion of Washington building materials, including wood products.
- Cleaner air and water and healthier forests.

## LEED in Washington

- 17 certified projects
- 72 registered projects
- 10.5 million sq ft
- \$2.4 billion capital investment

**Clark County Public Service Center**  
Vancouver, WA  
LEED-NC Certified

- 25% less water use; stormwater retained on-site
- 23% energy savings – \$16,772 annually
- Extensive use of local building materials
- Daylight, operable windows & healthy indoor air



## Questions and Answers about High Performance Green Buildings

### ***Do high performance green buildings cost more than conventional buildings?***

High performance green buildings save money. Although high performance buildings may cost slightly more up front (recent studies have shown that initial cost premiums are generally limited to 0 - 2%) this investment typically pays for itself in lower operating costs within two years and can provide a return on investment of more than \$50 per square foot over a 20 year period.

### ***Will requiring schools to build high performance green buildings mean they have less money to build new schools?***

No. This legislation will put more money in schools' hands, through capital budget appropriations to support high performance building and through operating cost savings which districts can keep and use. A study of four high performance green schools shows an average cost savings of 39% for energy and 25% for water. The Maplewood school in Edmonds saved \$7,000 a year in energy costs; Giaudrone Middle School in Tacoma realized energy savings of 35%. In Oregon, Clackamas High School, built to a LEED certified standard, is estimated to save nearly \$70,000 a year in energy costs.

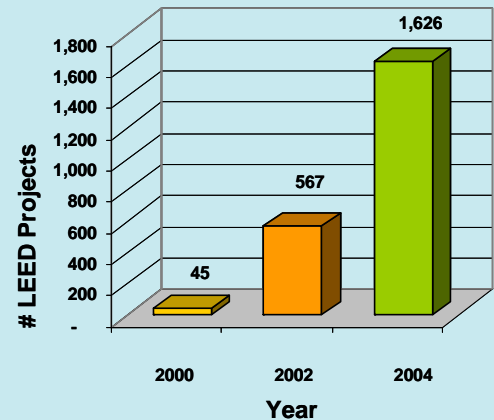
### ***Has high performance green building been tested yet, or is it still experimental?***

More than 1,450 buildings nationwide are registered to pursue LEED certification; 176 have been certified thus far. In Washington, 17 buildings have been LEED certified and 72 additional projects are under development. These buildings include Lincoln Heights Elementary School in Spokane, the City of Tacoma Police Headquarters, the Columbia Colstor Corporate Offices in Moses Lake, and Port Blakely Hall at Port Blakely Communities in Issaquah. LEED buildings in Washington represent over 10 million square feet and nearly \$2.5 billion in capital investment.

### ***Does the LEED standard dictate exactly how buildings must be built?***

LEED is a point-based system, with points given for various features, such as using less energy and water, using locally-harvested and manufactured materials, and providing daylight and views. There are 69 points total, and 33 points are required to receive a Silver rating. There is flexibility in how any project chooses to meet the standard.

## Growth in LEED Projects



LEED buildings now amount to more than 5% of all new construction nationwide, and have increased in number more than 40 times in just four years.

### **Contact**

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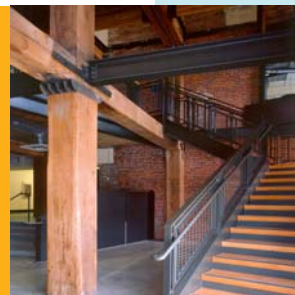
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LEED  
certified  
buildings in  
Washington



Issaquah Highlands Fire Station



UW Tacoma



The Russell Family Foundation