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## HOUSE BILL NO. 2001

Offered January 13, 2021

Prefiled January 11, 2021

A *BILL to amend and reenact §§ 2.2-1182 and 2.2-1183 of the Code of Virginia and to amend the Code of Virginia by adding a section numbered 15.2-1804.1, relating to building standards for certain state and local buildings.*

Patrons—Helmer, Bagby, Bourne, Bulova, VanValkenburg, Keam, Kory, Krizek, Lopez, Murphy, Plum, Reid and Tran; Senator: Marsden

Referred to Committee on General Laws

**Be it enacted by the General Assembly of Virginia:**

**1. That §§ 2.2-1182 and 2.2-1183 of the Code of Virginia are amended and reenacted and that the Code of Virginia is amended by adding a section numbered 15.2-1804.1 as follows:**

**§ 2.2-1182. Definitions.**

~~A. This article shall be known and may be cited as the High Performance Buildings Act.~~

~~B. As used in this article, unless the context requires a different meaning:~~

~~"Centralized fleet" means the same as that term is defined in § 2.2-1173.~~

"High performance building certification program" means a public building design, construction, and renovation program that meets the requirements of VEES.

"Sufficient electric vehicle charging infrastructure" means (i) provision or reservation of sufficient space to provide electric vehicle charging stations and related infrastructure, including transformers, service equipment, and large conduit, to support every centralized fleet vehicle that will be located at such building and (ii) electric vehicle charging stations and related infrastructure, including transformers, service equipment, and large conduit, sufficient to meet the U.S. Green Building Council (LEED) green building rating standard.

"VEES" means the Virginia Energy Conservation and Environmental Standards developed by the Department considering the U.S. Green Building Council (LEED) green building rating standard, the Green Building Initiative "Green Globes" building standard, and other appropriate requirements as determined by the Department.

**§ 2.2-1183. Building standards; exemption; report.**

A. Any executive branch agency or institution entering the design phase for the construction of a new building greater than 5,000 gross square feet in size, or the renovation of a building where the cost of the renovation exceeds 50 percent of the value of the building, shall ~~conform to VEES and the building shall be designed, ensure that such building:~~

1. Is designed, constructed, verified, and operated to comply with the high performance building certification program and VEES;

2. Has sufficient electric vehicle charging infrastructure; and

3. Has features that permit the agency or institution to track the building's energy efficiency and associated carbon emissions, including metering of all electricity, gas, water, and other utilities.

B. Any executive branch agency or institution may exceed the design and construction standards required by subsection A, provided that such agency or institution obtains prior written approval from the Director of the Department.

C. The Director of the Department may grant an exemption from the design and construction standards required by subsection A upon a finding that special circumstances make the construction or renovation to the standards impracticable. *Such exemption shall be made in writing and shall explain the basis for granting such exemption. If the Director cites cost as a factor in granting an exemption, the Director shall include a comparison of the cost the agency or institution will incur over the next 20 years if the agency does not comply with the standards required by subsection A versus the costs to the agency or institution if the agency or institution were to comply with such standards.*

D. Each agency or institution shall submit an annual report to the Governor by January 1 of each year detailing the energy-efficiency and associated carbon emissions metrics for each building built or renovated in accordance with the design and construction standards required by subsection A.

**§ 15.2-1804.1. Building by locality; high performance standards.**

A. As used in this section:

"Centralized fleet" means the same as that term is defined in § 2.2-1173.

"High performance building certification program" and "VEES" mean the same as those terms are defined in § 2.2-1182.

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58        *"Sufficient electric vehicle charging infrastructure" means (i) provision or reservation of sufficient*  
59 *space to provide electric vehicle charging stations and related infrastructure, including transformers,*  
60 *service equipment, and large conduit, to support every centralized fleet vehicle that will be located at*  
61 *such building and (ii) electric vehicle charging stations and related infrastructure, including*  
62 *transformers, service equipment, and large conduit, sufficient to meet the U.S. Green Building Council*  
63 *(LEED) green building rating standard.*

64        *B. Any locality entering the design phase for the construction of a new building greater than 5,000*  
65 *gross square feet in size, or the renovation of a building where the cost of the renovation exceeds 50*  
66 *percent of the value of the building, shall ensure that such building:*

67        *1. Is designed, constructed, verified, and operated to comply with the high performance building*  
68 *certification program and VEES;*

69        *2. Has sufficient electric vehicle charging infrastructure; and*

70        *3. Has features that permit the locality to track the building's energy efficiency and associated*  
71 *carbon emissions, including metering of all electricity, gas, water, and other utilities.*

72        *C. Following a public hearing, and upon a finding that special circumstances make the construction*  
73 *or renovation to the standards impracticable, the governing body of such locality may, by resolution,*  
74 *grant an exemption from any such design and construction standards. Such resolution shall be made in*  
75 *writing and shall explain the basis for granting the exemption. If the local governing body cites cost as*  
76 *a factor in granting an exemption, the local governing body shall include a comparison of the cost the*  
77 *locality will incur over the next 20 years if the locality does not comply with the standards required by*  
78 *subsection A versus the costs to the locality if the locality were to comply with such standards.*

79        *D. Any local governing body may, by resolution, exceed the design and construction standards*  
80 *required by subsection B.*