



## Rhode Island Green Buildings Act



**RIGL § 37-24**

# Presenting Today



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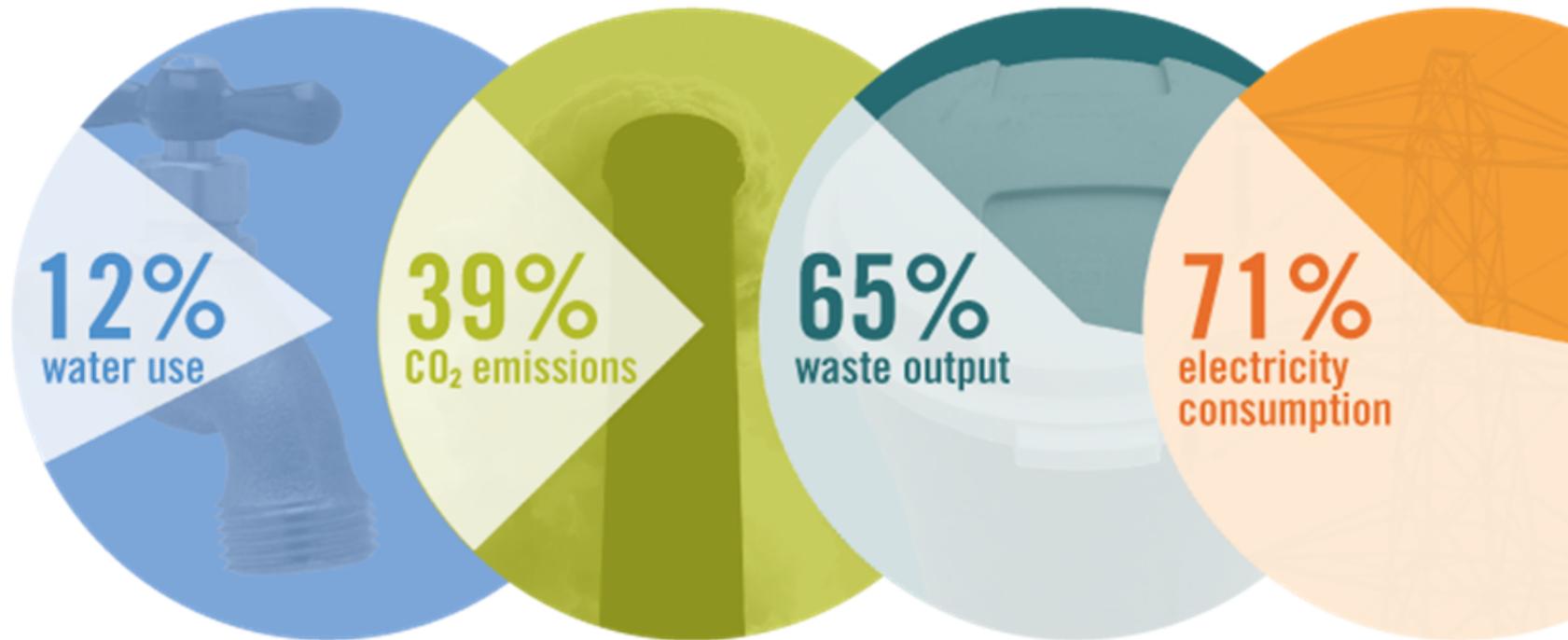
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# The Green Buildings Act (*RIGL § 37-24*)



## CURRENT IMPACT of U.S. BUILDINGS ON OUR RESOURCES...





## **CURRENT IMPACT of U.S. BUILDINGS ON OUR RESOURCES...**

- 72% of electricity consumption
- 39% of primary energy use
- 38% of all carbon dioxide (CO<sub>2</sub>) emissions
- 40% of raw materials (3 billion tons/yr. globally)
- 30% of waste output (136 million tons/yr.)
- 14% of potable water (15 trillion gal./yr.)



## Complying with the Green Buildings Act at a minimum saves:

- **20% of project water use**
- **10% of project energy use**
- **65% of construction & demolition waste**
  
- **Provides for Improved Indoor Air Quality**
- **Requires the use of sustainable building materials**
- **Requires Sustainable Site Development Strategies**



# The Green Buildings Act (*RIGL § 37-24*)



**In 2005 Gov. Carcieri signed an Executive Order requiring all State Buildings to “Strive” to become LEED Certified at the Silver Level.**

**On November 9, 2009 Gov. Carcieri signed the Green Buildings Act into law.**

**Public Law No. 2009-212**

Title 37 of the R.I. General Laws

Public Property & Works

§ 37-24, *et. seq.*





**The Green Buildings Act requires that:**

**All new construction projects over 5,000 gsf, and all renovation projects over 10,000 gsf, constructed by a “public agency” ... be designed and constructed to LEED Certified or equivalent high performance green building standard.**



**“Construction” is defined as:**

**The process of building, altering, repairing, improving, or demolishing forty percent (40%) or more of any public structures or buildings, or other public improvements of any kind to any public real property.**



**“Forty percent (40%) or more of any public structures or buildings” shall mean the LESSER OF the following values:**

- 1. The Gross Square Footage (GSF) of the structure, OR**
- 2. The currently listed insurance value of the structure, OR**
- 3. The currently held insured value of the structure, OR**
- 4. The currently listed tax value of the structure, OR**
- 5. The currently listed market value of the structure.**



**A “public agency” is defined as:**

**Every State Office, Board, Commission, Committee, Bureau, Department or Public Institution of Higher Education.**

**Any physical asset owned, leased or controlled in whole or in part by the State or any agency or political subdivision thereof...**



**Public Safety Buildings**  
**City & Town Municipal Buildings**  
**Public Libraries**  
**Public Multi-Family Housing**  
**All State Owned Buildings**  
**All State Leased Buildings**  
**All State Colleges and Universities**

**In general, the law pertains to all  
“Public Properties”**

# High Performance Green Building Standards



*Currently over **96,000 LEED projects in 167 countries and territories** (Registered and Certified) Projects in LEED Database*



## Leadership in Energy & Environmental Design

*“To transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life.”*

*Mission statement - USGBC*

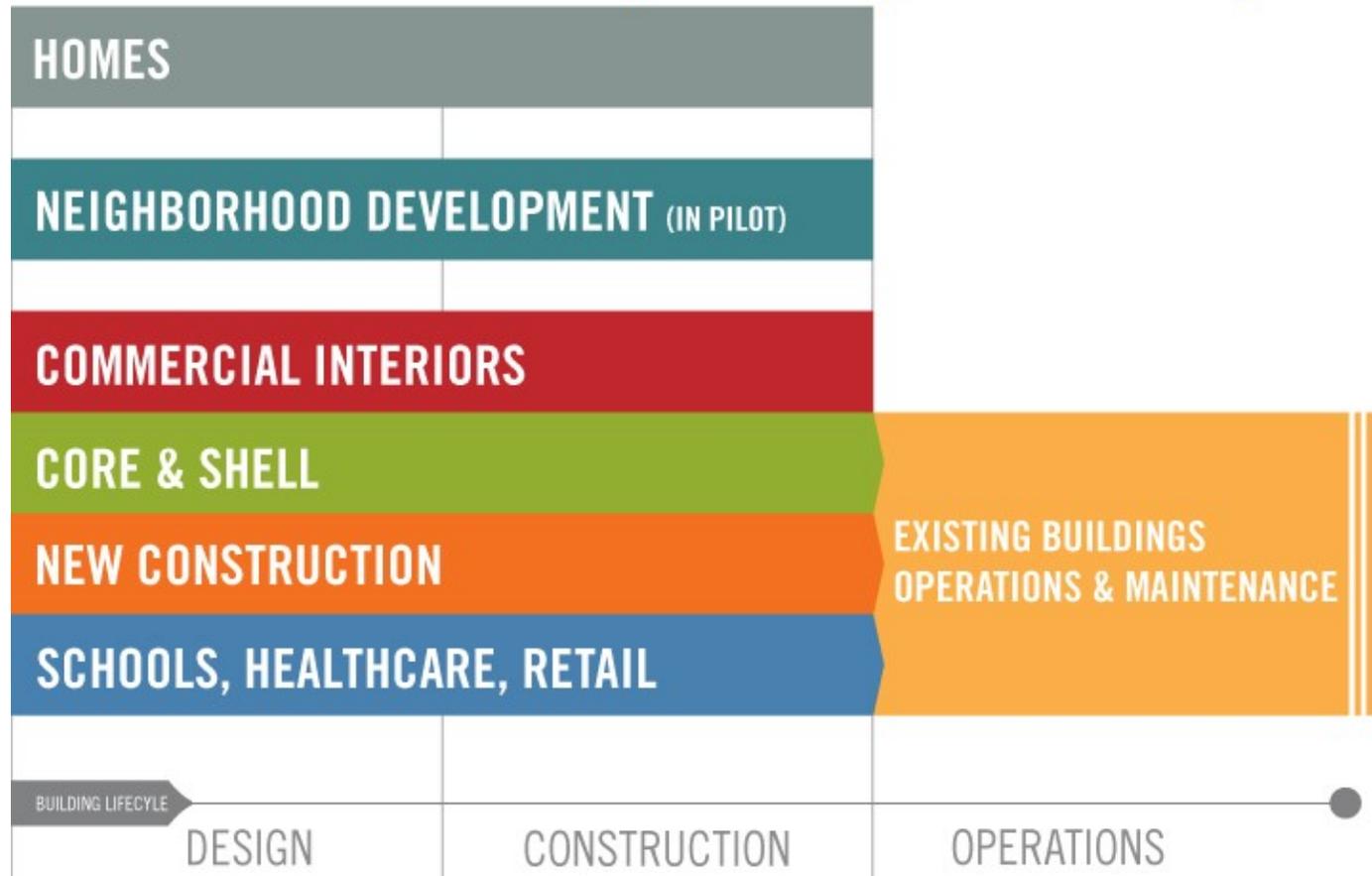
# High Performance Green Building Standards



# High Performance Green Building Standards



## LEED address the complete lifecycle of buildings:





## Four Certification Levels



40-49

50-59

60-79

80+

Points



**The Green Buildings Act requires that all Public Schools seeking any State Funding shall be designed and constructed to meet the Northeast Collaborative for High Performance Schools Protocol (NE-CHPS)**





**The Green Buildings Act also recognizes  
“Green Globes” as an equivalent high performance  
building standard**



## **The Green Building Initiative**



**In 2010 the Green Buildings Advisory Committee was formed to help implement the Green Buildings Act**

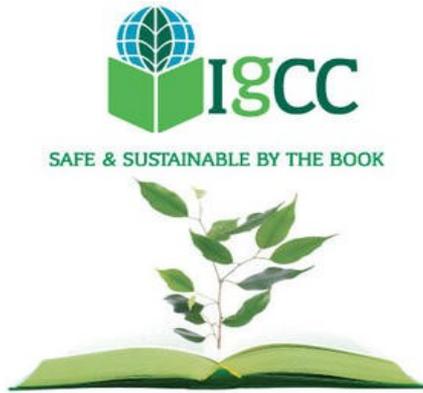
**In crafting the rules and regulations to implement the Act, the International Green Construction Code (IgCC) was added as an equivalent high performance standard**

**... Giving Rhode Island the unique distinction of being the First State to adopt the IgCC**

# High Performance Green Building Standards



- In 2016/17 the Green Buildings Advisory Committee (GBAC) worked with the RI Office of Energy Resources to create Rhode Island's first Stretch Codes.
- Rhode Island's Commercial Stretch Code is based on the 2015 IgCC
- The GBAC worked to ensure that both the residential and commercial Stretch Codes are truly an equivalent high performance building standard



Access the Rhode Island's Stretch Codes at: [www.energy.ri.gov/policies-programs/lead-by-example/rhode-island-stretch-codes.php](http://www.energy.ri.gov/policies-programs/lead-by-example/rhode-island-stretch-codes.php)

# LEED ND/SITES - Four Pilot Projects



## Green Buildings Act revised in 2017 by Governor Raimondo

- DOA to pursue up to 4 pilot projects using LEED ND &/o SITES through Dec 31, 2020
- “subject to evaluation and continuation by the general assembly thereafter.”
- Free technical assistance & certification from USGBC for up to 4 pilot projects
- GBA Committee to issue a recommendation to the General Assembly by Dec 31, 2020

# Owner Compliance Path Considerations



- Compliance path options all address the five key areas of sustainability but vary in details and flexibility
- Project teams should evaluate compliance options on a project by project basis. One size does not fit all!
- Energy model summary reports should be provided for all projects pursuing performance based energy compliance
- Commissioning is required for all compliance options but commissioning scope may vary
- The latest versions of LEED-NC, NE-CHPS, RI Stretch Codes, or Green Globes should be used, unless otherwise specified by the Advisory Committee



**The Green Buildings Act is administered and enforced by the Department of Administration:**

**RIDOA is tasked with monitoring and documenting ongoing operations savings resulting from building “green”, and publishing an annual report of findings.**

**RIDOA also supports a “Green Buildings Advisory Committee” to provide advice on implementing and administering the Act and providing feedback.**



# How To Comply?



## **LEED-NC, Green Globes & NE-CHPS:**

- Projects shall formally register and pursue third-party certification
- A rating system scorecard shall be submitted with pre and post construction certification letters
- A “Good Faith Effort” is recognized if:
  - Third-party certification is pursued
  - The minimum number of credits is submitted AND
  - No more than 15% of the total number of required credits are denied

# How To Comply?



## **IGCC / Rhode Island Stretch Code:**

- Table 302.1 and Project Elective selections shall be submitted with pre and post construction certification letters
- A “Good Faith Effort” is recognized if:
  - Table 302.1 is provided
  - Project Electives are selected
  - All applicable requirements of the Stretch Code are incorporated into the contract documents
  - Systems completion is verified by the Designer of Record, CxA & Owner per IgCC/Stretch Code requirements (*e.g., submittal reviews, periodic site observation, etc.*)

# How to Comply?



[Company Letterhead]

[date]

Office of the Building Code Commissioner  
State of Rhode Island and Providence Plantations  
Department of Administration  
One Capitol Hill, Providence, RI 02908  
(401) 222-3033

Re: **Green Buildings Act Post Construction Certification**  
[project name]  
[project address]

In accordance with Rhode Island General Law 37-24-4, I, \_\_\_\_\_, RI Registration # \_\_\_\_\_ being a registered professional Architect/Engineer and the Registered Design Professional in responsible charge of the project named above, hereby certify that, to the best of my knowledge, the project has been constructed in accordance with the approved construction documents, and less specific items listed below, meets all applicable provisions of the Green Buildings Act compliance path & checklist as submitted the Preconstruction Project Certification dated [date].

1. item
2. item
3. item

Sincerely,

[name typed]  
RI Registration # \_\_\_\_\_

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
Department of Administration  
Office of the State Building Code Commissioner  
One Capitol Hill  
Providence, RI 02908-5859  
(401) 222-1129

**Green Buildings Act Preconstruction Project Certification**

Date: \_\_\_\_\_  
Property Owner of Record: \_\_\_\_\_  
Project Title: \_\_\_\_\_  
Project Address: \_\_\_\_\_  
Name of Building: \_\_\_\_\_  
Summary of Work: \_\_\_\_\_

In accordance with Rhode Island General Law section 37-24-4, I, \_\_\_\_\_, RI Registration # \_\_\_\_\_ being a registered professional Architect/Engineer and the Registered Design Professional in responsible charge of the project named above, hereby certify that, to the best of my knowledge, such drawings, computations, and specifications meet all applicable provisions of the Green Buildings Act using the compliance path indicated below.

- Current version of the USGBC's LEED green building rating system. (project checklist attached)
- Current version of Green Building Institute's Green Globes rating system. (project checklist attached)
- Current version of RI Collaborative for High Performance Schools RI CHPS rating system. (project checklist attached)
- Current version of ICC's IGCC. (Table 303.1 Project Electives Checklist attached)
- Alternate equivalent compliance path not listed above. (supporting documentation demonstrating equivalency with one of the above attached)

Firm Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

Signature of Architect / Engineer \_\_\_\_\_  
Signature of Owner \_\_\_\_\_

Seal

**Owners Statement:**  
I hereby acknowledge the above and agree to notify the Building Official of any changes to this agreement

<http://www.ribcc.ri.gov/gba/>