

**Reducing Carbon in the Built Environment (Energy Efficiency and Green Buildings)
Implementation Working Group
Draft Scope of Work**

Goal

The Energy Efficiency and Green Buildings IWG will design legislative, executive, and other actions capable of achieving significant emission reductions in Washington's built environment, both directly through reduced use of fossil fuel based energy as well as indirectly by reducing the use of GHG-intensive products and by reducing travel needs through improved community design. Given the long-lived nature of the built environment, building and community design decisions will also make a profound impact on Washington's ability to meet its longer-term emission reduction goals. In developing policy proposals, this IWG will aim to strengthen energy efficiency and green building industries, and contribute to the clean energy job goals articulated in the Governor's Climate Change Challenge.

Tasks

In 2007, the Residential, Commercial, and Industrial Technical Working Group (RCI TWG) identified actions capable of reducing GHG emissions by approximately 7 MMtCO₂e per year by 2020 and stimulating significant growth in clean energy jobs. The task before this IWG is to develop an implementation plan that is capable of turning a significant portion of that potential into policy. To this end, the IWG will develop draft legislation, executive orders, administrative and other state actions that target promising policy areas identified by the RCI TWG. Given both the timeline for developing implementation products and the range of possible strategies, the IWG will be asked to develop no more than three or four detailed proposals. Based to the magnitude of potential emissions savings, other associated benefits, and enthusiasm expressed by stakeholders during the RCI TWG and CAT process, the IWG should begin by considering the following options:

- **Targeted Incentives and Instruments to Encourage Green Building Practices and Energy Efficiency Improvements in New and Existing Buildings** (see RCI-2, as well as the incentives suggested under RCI-3 and RCI-4). This task will likely involve crafting legislation to create *a business energy tax credit*, or other targeted financial incentives and instruments to encourage energy efficiency in the development, design, and construction of new and existing energy-using building and building systems. The group should focus on identifying those incentives which are most likely to significantly influence energy efficiency and "green" actions. To the maximum extent possible, work undertaken as part of HB 3120, Incentives for Green Buildings, will be tied to this effort.
- **Regulatory and Educational Initiatives for Green Building Practices and Energy Efficiency Improvement in New and Existing Buildings** (see various initiatives suggested under RCI-3, RCI-4, and RCI-10). This task will involve developing enabling legislation or taking administrative action to promote advances in both the design and operation of buildings through *building code and efficiency standard enhancement (for the 2009 revision cycle)*, *point-of-sale (or rental or finance) requirements (for benchmarking, commissioning,*

performance standards, audits, upgrades, and/or labeling), and/or tools and support for considering life-cycle impacts and improving building operations.

- **Energy Efficiency Programs, Funds, or Goals for Natural Gas, Propane, and Fuel Oil** (see RCI-1). This task involves developing an initiative to address the non-electric side of the energy efficiency savings, and could, for instance, involve drafting legislation that adapts successful policies in electric energy efficiency to non-electric fuels.
- **Lost Opportunity Strategies.** The IWG would investigate whether there are other strategies not covered above, if not put into place soon, could “lock-in” higher emitting infrastructure, and thus could significantly reduce opportunities for, or increase the costs of large GHG reductions in the future. This might include such areas as policies/incentive for combined heat and power (CHP), or “green” education, training, and certification.
- **Land Use.** ESSB 6580 (GMA bill) sets up a process for looking at climate and land use issues. This IWG will not work on those issues, but will keep track of SB 6580 activities and products.

Over the course of the process, this IWG will:

- Describe (for the CAT to consider) the specific actions or programs necessary to meet the goal;
- Assess costs and benefits (both direct and indirect) of the action or program, and the tons of GHG reduction likely if implemented in greater depth as feasible;
- Determine any additional authority or fiscal support from the State needed to implement the strategy and support drafting preliminary legislation/fiscal notes as appropriate;
- Investigate any barriers to implementation and propose solutions or sequencing needed to address them;
- Respond to requests by the CAT for the development of alternative design scenarios or additional analysis.
- Draft for CAT review text for legislative or executive action.

The IWG will produce by September 1, 2008:

- Text for legislative or executive action.
- Fiscal notes, if needed.
- Any other materials necessary to meet the specific IWG task [if possible, identify what these might be in each IWG’s initial scope].

Existing work that the IWG may draw from

- See RCI TWG report, especially for RCI-1 through RCI-4, and RCI-10, federal 2007 energy bill, and state and local green building programs, among others.

Connectivity to other efforts/legislation

- Research activities required by HB 3120, Green Buildings Incentives – report to legislature due Dec 1, 2008
- ESSB 6580, GMA/Climate bill includes creation of committee and advisory groups, development of tools and resources, and possible pilot demonstration projects.

Co-Leads

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