

CHAPTER 70 - CAPITAL ASSET MANAGEMENT AND MAINTENANCE

SUBCHAPTER 00 - GENERAL PROVISIONS

Part 1 - Rules and Regulations to Implement the Green Buildings Act

1.1 Purpose of Rules

- A. These rules and regulations are promulgated in order to implement R.I. Gen. Laws Chapter 37-24 and are authorized by R.I. Gen. Laws § 37-24-5(a).
- B. This Chapter was enacted on November 9, 2010, as Chapter 212 of the Public Laws of 2009 is referred to as "The Green Buildings Act" and is otherwise referred to within as the Act. The Act was revised on June 27, 2022.
- C. These rules and regulations describe the process and procedure for implementing and administering the Act, and the standards of process and procedure for the Rhode Island Department of Administration, otherwise referred to within and the "Department" and the Green Buildings Advisory Committee, otherwise referred to within as the "Committee".

1.2 Definitions, Scope, and Applicability of the Act

- A. For purposes of this chapter, definitions are in accordance with R.I. Gen. Laws § 37-24-3.
 - 1. "Construction" means the process of building, altering, repairing, improving, or demolishing forty percent (40%) or more of any public structures or public buildings, public real property or other public improvements of any kind to any public structures, public buildings, public real property. "Forty percent (40%) or more" is further defined and applicable as follows:
 - a. The entire gross floor area of a green building project must be certified under a single rating system and is subject to all prerequisites and attempted credits in that rating system, regardless of mixed construction or space usage type.
 - b. If a rating system is appropriate for less than 40% of the gross floor area of a project building or space, then that rating system should not be used.
 - c. If a rating system is appropriate for more than 60% of the gross floor area of a project building or space, then that rating system should be used.
 - d. If an appropriate rating system falls between 40% and 60% of the gross floor area, project teams must independently assess their situation and decide which rating system is most applicable.

2. "Design phase" means any phase of design work beginning with the legal entity's execution of an agreement for professional services, such as architecture or engineering, or the legal entity's self-performance of said professional services that occurs prior to the entities' execution of a construction contract or agreement.

B. The following define the scope and applicability of the Act:

1. Green building standards.

- a. All public major facility projects of the state, public agencies, municipalities and political subdivisions shall be designed and constructed to at least the LEED, LEED for Neighborhood Development, and SITES, as provided herein, certified or an equivalent high-performance green building standard. This provision applies to public major facility projects or other public improvements of any kind to any public facility that have not entered the design phase prior to July 1, 2023, for LEED, LEED for Neighborhood Development and for SITES.
- b. All public major facility projects of a public school facility, where the project receives any funding from the state, shall be designed and constructed to at least the LEED, LEED for Neighborhood Development, and SITES, as provided herein, certified standard, or the Northeast Collaborative for High-Performance Schools Protocol, Version 1.1 or above. This provision applies to public major facility projects or other public improvements by the state or a public school district to any public school facility that have not entered the design phase prior to July 1, 2023, for LEED, LEED for Neighborhood Development, and for SITES.

2. "Public agency" means every state or municipal office, board, commission, committee, bureau, department, or public institution of education, or any political subdivision thereof.

3. "Public facility" means any public institution, public facility, public equipment, or any physical asset owned, including its public real-property site, leased or controlled in whole or in part by this state, a public agency, a municipality or a political subdivision, that is for public or government use.

4. "Public major facility project" means:

- a. A public facility building construction project larger than ten thousand (10,000) gross square feet of occupied or conditioned space, and its public real-property site; or
- b. A public facility building renovation project larger than ten thousand (10,000) gross square feet of occupied or conditioned space, and its public real-property site.

1.3 Requirements and Notification Process

- A. The Department shall make resources available to all entities covered by the Act detailing their legal obligations and requirements under the Act and these rules, including all reporting requirements.
- B. It is recommended that all requirements of the Act shall be considered by all the state, public agencies, municipalities, and political subdivisions in the planning and budgeting of all major facility projects governed by the Act, prior to the issuance of any request for proposals, requests for information, requests for bids of major facility projects.

1.4 Green Buildings Advisory Committee

A. Responsibilities:

1. The Committee shall implement all tasks as described in R.I. Gen. Laws §37-24-5.
2. The Committee shall make recommendations regarding an education and training process and an ongoing evaluation or feedback process to help the Department implement the Green Buildings Act.
3. The Committee shall prepare and issue an annual report to the Rhode Island General Assembly and others, to include the requisite information as required in the Act.
4. The Committee shall inform and coordinate its work with the Executive Climate Change Coordinating Council
5. The Committee's work shall support, and be a strategic tool for, the implementation of the Legislative Findings of the Act § 37-24-2, including the implementation of the Act on Climate, Rhode Island General Laws § 42-6.2.
6. The Committee shall provide advice and counsel for requested clarifications and or interpretations of the Act to the Department, and the Department shall inform the Committee of all promulgated clarifications and interpretations of the Act.
7. The Committee shall provide advice and counsel for requested variances from the Act to the Department, and the Department shall inform the Committee of all promulgated variations of the Act.
8. The Committee shall provide advice and counsel in making determinations of equivalent high-performance green building standards with public review and comment under the Administrative Procedures Act, Rhode Island General Laws § 42-35, for final acceptance in accordance with the Act.

B. Operation:

1. The chairman of the committee shall be selected by the committee as described in R.I. Gen. Laws §37-24-5.
2. A vice-chairperson may be elected by the green building advisory committee members.
6. The committee may establish such subcommittees as it deems necessary to meet the requirements described in R.I. Gen. Laws §37-24-5.

1.5 Interpretation of, and Exceptions to High Performance Green Building Standards

- A. The Department, in coordination with the Committee is authorized to determine whether a project qualifies for an exception from the LEED certified or equivalent high-performance green building standard stated in the Act, and the alternative green building standards that may be imposed on projects that are granted exceptions.

1.6 Applying for an Interpretation

- A. Any and all requests for interpretations of the LEED certified or equivalent high-performance green building standards stated in the Act, shall be directed to the Department and the Committee.
1. All requests for interpretations of the LEED certified or equivalent high-performance green building standards stated in the Act, shall be sent to the Department no later than fourteen (14) calendar days prior to the meeting date of the Committee for that request to be placed on the Committee's agenda for consideration.
 2. All requests for an interpretation for an exception from the LEED certified or equivalent high performance green building standards stated in the Act, shall include the submission of a detailed and comprehensive narrative and other relevant materials that are the basis for the exception request.

1.7 Applying for an Exception

- A. Any and all requests for an exception from the LEED certified or equivalent high-performance green building standards stated in the Act, shall be directed to the Department and the Committee.
1. All requests for an exception from the LEED certified or equivalent high performance green building standards stated in the Act shall be sent to the Department no later than fourteen (14) calendar days prior to the meeting date of the Committee for that request to be placed on the Committee's agenda for consideration.
 2. All requests for an exception from the LEED certified or equivalent high performance

green building standards stated in the Act shall contain, at a minimum:

- a. The name of the public applicant, the name of the project; size of the project; the category of the project;
- b. The LEED certified or equivalent high-performance green building standard for which the request for an exception is being made;
- c. The submission of a detailed and comprehensive narrative and other relevant materials that are the basis for the exception request;
- d. The submission of suggested alternate high-performance green building standards the applicant proposes for the project exception request. The alternative high-performance green building standards shall first be established using the applicable sections and elements of the standards stated in the Act.

B. The applicant must state and establish why any such exception shall be made.

C. Before an exception is granted, the applicant shall agree to a timetable that describes when an alternative green building standard will likely be completed.

D. Before an exception is granted the applicant shall agree to the alternate high performance green building standard and quantify the measures to be achieved by those alternate high performance green building standards.

1.8 Severability

If any provision of these Rules or Sections or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the provisions or application of the Rules or Sections which can be given effect, and to this end the provisions of these Rules or Sections are declared to be severable.

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TITLE 220 - DEPARTMENT OF ADMINISTRATION

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