



Rhode Island Green Buildings Act



RIGL § 37-24

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” that have not entered the design phase prior to Jan. 1, 2010 be designed and constructed to the 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...



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



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”**





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



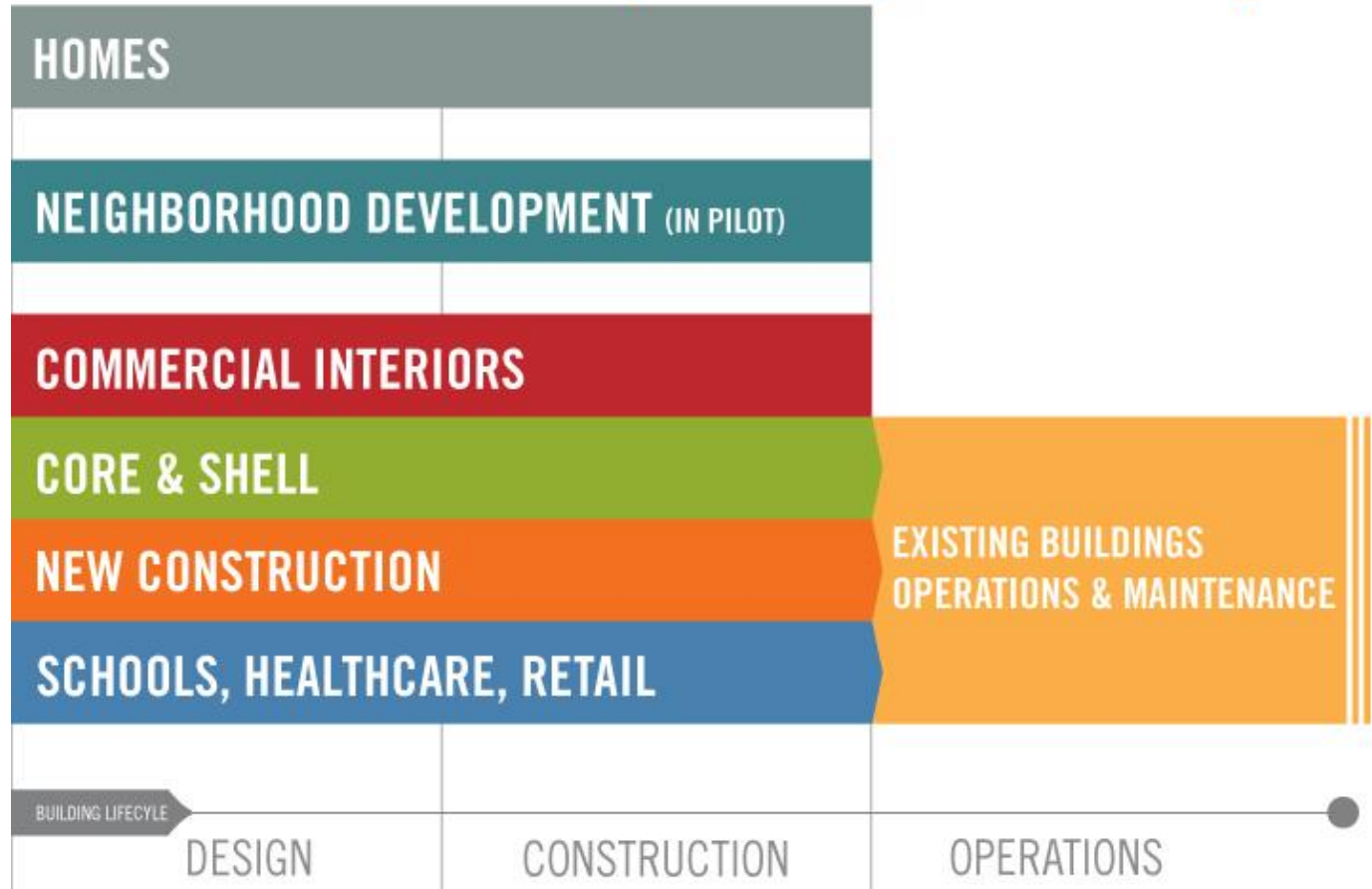
High Performance Green Building Standards



High Performance Green Building Standards



LEED address the complete lifecycle of buildings:





Four Certification Levels





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

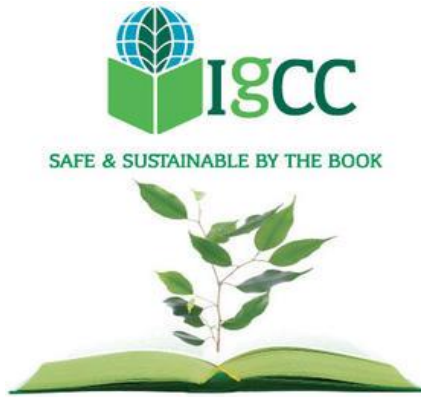
... Giving Rhode Island the unique distinction of being the First State to adopt the IgCC



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





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.



Current Members: GBAC



2018 Members of the Green Buildings Advisory Committee:

- Becca Trietch, RI Office of Energy Resources, Chair
- Jack Leyden, RI Building Code Commissioner
- Stephen Turner, Stephen Turner Inc.
- Christopher Armstrong, RI Architect, Robinson Green Beretta Corp.
- Joseph DaSilva, School Construction Coordinator, RI Department of Education
- Steve Hughes, Tremco Roofing
- Steve Carlino, Douglas Lumber
- Artie Jochmann, RI State Facilities Management
- Kevin Rose, National Grid Energy Efficiency Programs



Green Buildings Act Administration



[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 in the Preconstruction Project Certification dated [date].

1. item
2. item
3. item

Sincerely,

[name typed]
RI Registration # _____

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



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

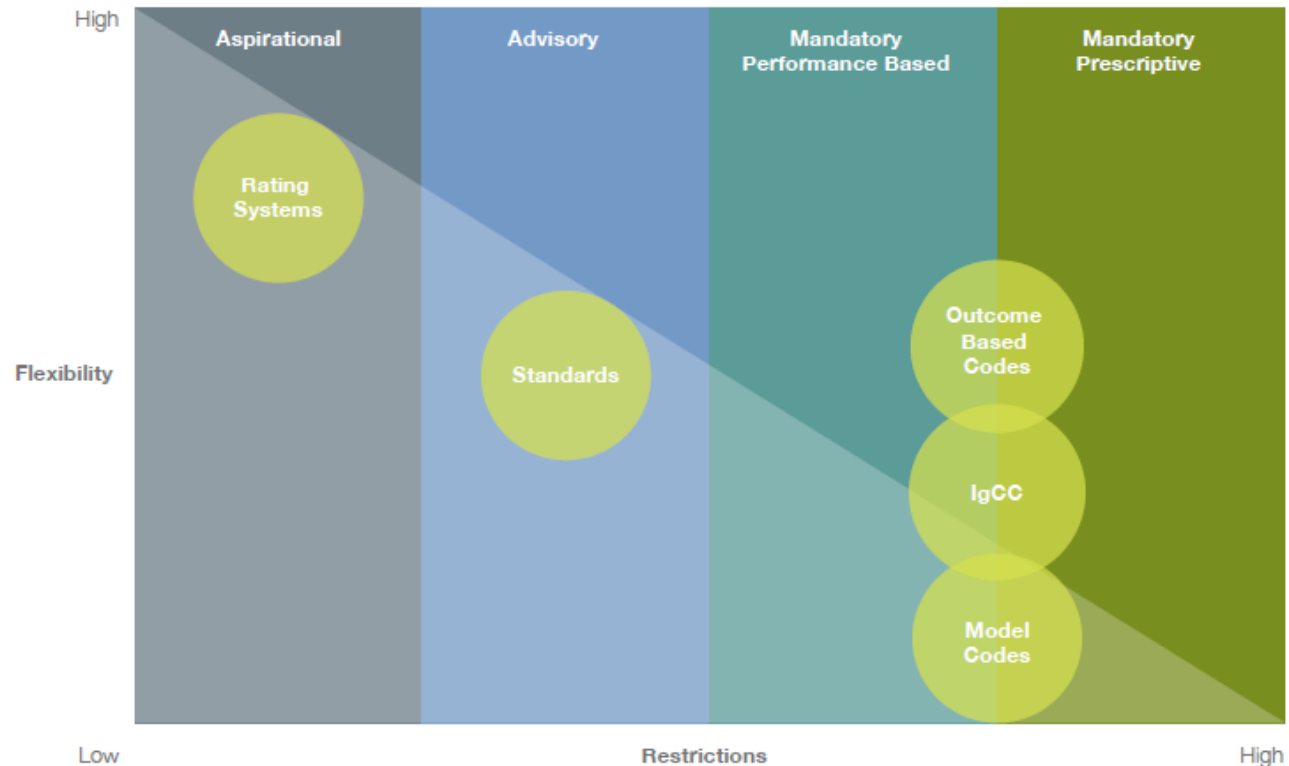
<http://www.ribcc.ri.gov/gba/>

Compliance Options



Compliance Options:

- LEED-NC
- NE-CHPS
- Green Globes
- Rhode Island Stretch Code
- Other



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?



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.*)



Owner Considerations



- Compliance 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 Council

