



# Senate Environmental Resources and Energy Committee

**Senator Gene Yaw**  
Chairman

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## **Summary House Bill 34, P.N. 613** **Prime Sponsor: Representative Harper**

### **Summary**

- Requires the design, construction and renovation of certain state-owned or state-leased buildings to comply with specified energy and high-performance building standards.

### **Analysis**

- HB 34 establishes the High-Performance, State Buildings Standards Act as a freestanding act.
- The following building projects shall be subject to this act:
  - A state owned building project larger than 20,000 gross square feet
  - A new building project larger than 20,000 gross square feet, in which a PA agency has agreed to lease no fewer than 90% of the gross square feet.
  - A renovation of a state owned or leased building that is larger than 20,000 gross square feet and at least 90% of the total square footage of the building.
- All building projects either owned or leased by PA in which construction commences after the effective date of the act shall be required to achieve an EPA Energy Star rating of 75 or above.
- Establishes responsibility for measurement and verification of performance in PA-owned projects lies with the agency occupying the building and not with the Department of General Services (DGS).
- Standards used to comply with this act shall:
  - Include performance-based categories or credits that will foster the purposes of the act;
  - Require verifiable documentation of appropriateness of standards;

- Employ third-party, post-construction review and verification for achievement of certification by an organization with a track record of certified green buildings in the United States and which uses a consensus-based rating system.
- Require a recovery period of no more than ten years should there be a difference between the upfront cost of a high performance building and the lowest cost alternative.
- DGS shall submit an annual report to the Senate and House Environmental Resources and Energy Committees and State Government Committees which shall include the following information:
  - Number and type of buildings designed and constructed using each of the rating systems recognized by the act.
  - Levels of certification of each building designed, constructed or renovated.
  - Description of all potential environmental benefits, including water resources savings and reduction of waste.
  - Any barriers which hinder effective implementation of this act.
- The provisions of this bill do not apply to buildings that do not have conditioned space as defined by Standard 90.1 of the American Society of Heating, Refrigerating and Air-Conditioning Engineers.
- DGS shall not enforce provisions of this bill unless adequate funding is determined to be available by the Secretaries of DGS and the Budget.

### **Effective Date**

- 60 days, and applicable to:
  - All major facility projects where design commences at least 60 days after promulgation of regulations by DGS; and
  - All project construction contracts initiated after one year following the bill's effective date.