

# Trend-setting New California Sustainable Design Legislation: What All FM Leaders Need to Know

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Oct. 7-9, 2009  
Orlando, Florida, USA

## Objectives:

- Develop a working knowledge of California Green Building Standards Code
- Learn about California Global Solutions Act (AB 32) and Smart Growth Bill (SB 375)
- Gain an understanding of how these regulations impact facility design and operations

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## Why is this important to FM?

- New rules and new costs
- Applies sustainable design to the scale of the State and community
- Impacts on land use, entitlements and real estate options
- Impacts on design and construction
- Impacts on operations
- Coming to your local area soon?

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## How did this happen?

- CEQA (California Environmental Quality Act), 1970, modeled on national Environmental Protection Act
- Climate change and global warming
- Imperative to reduce GHG (green house gas) emissions
- Society-wide issues prompt legislation
- Need to do something different!

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## What is the legislation?

- AB (Assembly Bill) 32: California Global Warming Solutions Act
- SB (Senate Bill) 375: Smart Growth Bill
- California Green Building Standards Code
- more about each of these coming up...

## Which facilities are affected?

- AB 32: all (indirectly)
- SB 375: all (indirectly)
- California Green Building Standards Code: State-owned facilities, K-12 schools, community colleges, inpatient healthcare facilities, low-rise residential, historic buildings (directly – voluntary until 2012 when compliance is mandatory)

## What are the key points of AB 32?

- Establishes GHG emissions cap for 2020
- Regulations to be adopted by 2011
- Local communities (Municipal Planning Organizations) must plan how to reduce GHG emissions in spite of development
- Effective strategy is to expand use of public transportation and limit sprawl
- Development costs likely to rise

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## What are the key points of SB 375?

- Paradigm shift regarding development
- Withholds State funding for local transportation projects unless the local area has an established plan for reducing vehicle miles travelled
- Requires that the Air Resources Board establish regional GHG emission targets for each of the MPO's and that the MPO's develop plan to meet these targets

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## What are the key points of the California Green Buildings Standards Code?

- Based on an evaluation of 252 green design programs, including LEED
- Reduces energy and water consumption
- Addresses many elements, including commissioning, orientation, structure, materials, energy generation, and appliance and equipment selection

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## How does the Code compare to existing local regulations?

- Many municipal regulations are already more stringent
- Los Angeles code applies to all commercial over 50K sf and residential
- San Francisco code applies to all over 25K sf and requires LEED certification
- West LA code excludes only 1-2 unit bldgs

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## Why doesn't California simply adopt LEED as a code?

- LEED is not designed to be a building code – a code establishes an absolute protection for health, safety and welfare
- LEED allows designers to pick and choose, obtaining points in one section and avoiding another
- LEED does not guarantee the energy and water savings that are needed to meet California's goals

## One more piece of new legislation?

- AB 1103
- Modeled on European Union regulations
- Requires monitoring and reporting energy usage of large facilities
- Now in effect

## What are the cost implications to facility owners?

- Site acquisition costs may rise
- Design fees may increase
- Construction costs will increase
- Unexpected interpretations of the new code may prompt costly change orders
- Operating costs will be reduced, as energy and water use is reduced (although monitoring costs will increase)

## What are some examples of compliant projects?

- African-American Museum, Los Angeles
- Lucile Packard Children's Hospital, Stanford University, Palo Alto
- Harbor College, Los Angeles

## What does this legislation mean for California business?

- Need to communicate to owners, facility operators, designers, and builders
- Some owners may be discouraged by higher costs relative to other states – but advantages such as climate, workforce and technological innovation may continue to drive location
- New green products, services, jobs and industries may develop
- State is positioned for better future environment and business performance

## What are the future trends?

- Agencies issuing building permits will have more authority
- Facilities will cost more to build and less to operate
- The bar will continue to be raised as greater energy conservation is required
- National Green Building Code by Department of Energy
- ??

# Thank you!

- Contact: Dave Alpert, [dalpert@hga.com](mailto:dalpert@hga.com)
- Questions and answers

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