

---

ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1747

---

State of Washington

61st Legislature

2009 Regular Session

**By** House Ways & Means (originally sponsored by Representatives Rolfes, Chase, Upthegrove, Hasegawa, Eddy, Liias, Ormsby, Pedersen, Dunshee, McCoy, Morris, Carlyle, Dickerson, Hudgins, Moeller, Sells, Kenney, White, and Nelson)

READ FIRST TIME 03/03/09.

1 AN ACT Relating to reducing climate pollution in the built  
2 environment; amending RCW 19.27A.020; adding new sections to chapter  
3 19.27A RCW; and creating a new section.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** The legislature finds that energy efficiency  
6 is the cheapest, quickest, and cleanest way to meet rising energy  
7 needs, confront climate change, and boost our economy. More than  
8 thirty percent of Washington's greenhouse gas emissions come from  
9 energy use in buildings. Making homes, businesses, and public  
10 institutions more energy efficient will save money, create good local  
11 jobs, enhance energy security, reduce pollution that causes global  
12 warming, and speed economic recovery while reducing the need to invest  
13 in costly new generation. Washington can spur its economy and assert  
14 its regional and national clean energy leadership by putting efficiency  
15 first. Washington can accomplish this by: Promoting super efficient,  
16 low-energy use building codes; requiring disclosure of buildings'  
17 energy use to prospective buyers; making public buildings models of  
18 energy efficiency; financing energy saving upgrades to existing  
19 buildings; and reducing utility bills for low-income households.

1        NEW SECTION.    **Sec. 2.**    The definitions in this section apply to  
2 sections 1 through 3 and 5 through 8 of this act and RCW 19.27A.020  
3 unless the context clearly requires otherwise.

4        (1) "Benchmark" means the energy used by a facility as recorded  
5 monthly for at least one year and the facility characteristics  
6 information inputs required for a portfolio manager.

7        (2) "Conditioned space" means conditioned space, as defined in the  
8 Washington state energy code.

9        (3) "Consumer-owned utility" includes a municipal electric utility  
10 formed under Title 35 RCW, a public utility district formed under Title  
11 54 RCW, an irrigation district formed under chapter 87.03 RCW, a  
12 cooperative formed under chapter 23.86 RCW, a mutual corporation or  
13 association formed under chapter 24.06 RCW, a port district formed  
14 under Title 53 RCW, or a water-sewer district formed under Title 57  
15 RCW, that is engaged in the business of distributing electricity to one  
16 or more retail electric customers in the state.

17        (4) "Cost-effectiveness" means that a project or resource is  
18 forecast:

19        (a) To be reliable and available within the time it is needed; and

20        (b) To meet or reduce the power demand of the intended consumers at  
21 an estimated incremental system cost no greater than that of the least-  
22 cost similarly reliable and available alternative project or resource,  
23 or any combination thereof.

24        (5) "Council" means the state building code council.

25        (6) "Department" means the department of community, trade, and  
26 economic development.

27        (7) "Embodied energy" means the total amount of fossil fuel energy  
28 consumed to extract raw materials and to manufacture, assemble,  
29 transport, and install the materials in a building and the life-cycle  
30 cost benefits including the recyclability and energy efficiencies with  
31 respect to building materials, taking into account the total sum of  
32 current values for the costs of investment, capital, installation,  
33 operating, maintenance, and replacement as estimated for the lifetime  
34 of the product or project.

35        (8) "Energy consumption data" means the monthly amount of energy  
36 consumed by a customer as recorded by the applicable energy meter for  
37 the most recent twelve-month period.

- 1 (9) "Energy service company" has the same meaning as in RCW  
2 43.19.670.
- 3 (10) "General administration" means the department of general  
4 administration.
- 5 (11) "Greenhouse gas" and "greenhouse gases" includes carbon  
6 dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons,  
7 and sulfur hexafluoride.
- 8 (12) "Investment grade energy audit" means an intensive engineering  
9 analysis of energy efficiency and management measures for the facility,  
10 net energy savings, and a cost-effectiveness determination.
- 11 (13) "Investor-owned utility" means a corporation owned by  
12 investors that meets the definition of "corporation" as defined in RCW  
13 80.04.010 and is engaged in distributing either electricity or natural  
14 gas, or both, to more than one retail electric customer in the state.
- 15 (14) "Major facility" means any publicly owned or leased building,  
16 or a group of such buildings at a single site, having ten thousand  
17 square feet or more of conditioned floor space.
- 18 (15) "National energy performance rating" means the score provided  
19 by the energy star program, to indicate the energy efficiency  
20 performance of the building compared to similar buildings in that  
21 climate as defined in the United States environmental protection agency  
22 "ENERGY STAR® Performance Ratings Technical Methodology."
- 23 (16) "Net zero energy use" means a building with net energy  
24 consumption of zero over a typical year.
- 25 (17) "Portfolio manager" means the United States environmental  
26 protection agency's energy star portfolio manager or an equivalent tool  
27 adopted by the department.
- 28 (18) "Preliminary energy audit" means a quick evaluation by an  
29 energy service company of the energy savings potential of a building.
- 30 (19) "Qualifying public agency" includes all state agencies,  
31 colleges, and universities.
- 32 (20) "Qualifying utility" means a consumer-owned or investor-owned  
33 gas or electric utility that serves more than twenty-five thousand  
34 customers in the state of Washington.
- 35 (21) "Reporting public facility" means any of the following:  
36 (a) A building or structure, or a group of buildings or structures  
37 at a single site, owned by a qualifying public agency, that exceed ten  
38 thousand square feet of conditioned space;

1 (b) Buildings, structures, or spaces leased by a qualifying public  
2 agency that exceeds ten thousand square feet of conditioned space,  
3 where the qualifying public agency purchases energy directly from the  
4 investor-owned or consumer-owned utility;

5 (c) A wastewater treatment facility owned by a qualifying public  
6 agency; or

7 (d) Other facilities selected by the qualifying public agency.

8 (22) "State portfolio manager master account" means a portfolio  
9 manager account established to provide a single shared portfolio that  
10 includes reports for all the reporting public facilities.

11 NEW SECTION. **Sec. 3.** (1) The department shall develop and  
12 implement a strategic plan for enhancing energy efficiency in and  
13 reducing greenhouse gas emissions from homes, buildings, districts, and  
14 neighborhoods. The strategic plan must be used to help direct the  
15 future code increases in RCW 19.27A.020, with targets for new buildings  
16 consistent with section 5 of this act. The strategic plan will  
17 identify barriers to achieving net zero energy use in homes and  
18 buildings and identify how to overcome these barriers in future energy  
19 code updates and through complementary policies.

20 (2) The department must complete and release the strategic plan to  
21 the legislature and the council by December 31, 2010, and update the  
22 plan every three years.

23 (3) The strategic plan must include recommendations to the council  
24 on energy code upgrades. At a minimum, the strategic plan must:

25 (a) Consider development of aspirational codes separate from the  
26 state energy code that contain economically and technically feasible  
27 optional standards that could achieve higher energy efficiency for  
28 those builders that elected to follow the aspirational codes in lieu of  
29 or in addition to complying with the standards set forth in the state  
30 energy code;

31 (b) Determine the appropriate methodology to measure achievement of  
32 state energy code targets using the United States environmental  
33 protection agency's target finder program or equivalent methodology;

34 (c) Address the need for enhanced code training and enforcement;

35 (d) Include state strategies to support research, demonstration,  
36 and education programs designed to achieve a seventy percent reduction

1 in annual net energy consumption as specified in section 5 of this act  
2 and enhance energy efficiency and on-site renewable energy production  
3 in buildings;

4 (e) Recommend incentives, education, training programs and  
5 certifications, particularly state-approved training or certification  
6 programs, joint apprenticeship programs, or labor-management  
7 partnership programs that train workers for energy-efficiency projects  
8 to ensure proposed programs are designed to increase building  
9 professionals' ability to design, construct, and operate buildings that  
10 will meet the seventy percent reduction in annual net energy  
11 consumption as specified in section 5 of this act;

12 (f) Address barriers for utilities to serve net zero energy homes  
13 and buildings and policies to overcome those barriers;

14 (g) Address the limits of a prescriptive code in achieving net zero  
15 energy use homes and buildings and propose a transition to performance-  
16 based codes;

17 (h) Identify financial mechanisms such as tax incentives, rebates,  
18 and innovative financing to motivate energy consumers to take action to  
19 increase energy efficiency and their use of on-site renewable energy.  
20 Such incentives, rebates, or financing options may consider the role of  
21 government programs as well as utility-sponsored programs;

22 (i) Address the adequacy of education and technical assistance,  
23 including school curricula, technical training, and peer-to-peer  
24 exchanges for professional and trade audiences;

25 (j) Develop strategies to develop and install district and  
26 neighborhood-wide energy systems that help meet net zero energy use in  
27 homes and buildings;

28 (k) Identify costs and benefits of energy efficiency measures on  
29 residential and nonresidential construction; and

30 (l) Investigate methodologies and standards for the measurement of  
31 the amount of embodied energy used in building materials.

32 (4) The department and the council shall convene a work group to  
33 inform the initial development of the strategic plan. Membership of  
34 the work group may include, but is not limited to, representatives  
35 from:

36 (a) A municipal code enforcement officer employed by a  
37 municipality;

- 1 (b) A residential builder, recommended by a statewide association  
2 representing residential contractors;
- 3 (c) A commercial builder, recommended by a statewide association  
4 representing commercial general contractors;
- 5 (d) An architect licensed in the state who is knowledgeable of  
6 environmentally sound building practices and standards, recommended by  
7 the American institute of architects Washington chapter;
- 8 (e) A professional engineer licensed in Washington state,  
9 recommended by a statewide association of structural engineers;
- 10 (f) A historic preservation representative, recommended by the  
11 Washington historic preservation commission, with experience  
12 implementing the state's standards for the treatment of historic  
13 properties;
- 14 (g) A conservation group working in energy efficiency;
- 15 (h) The Northwest power planning and conservation council;
- 16 (i) An investor-owned utility providing electricity service;
- 17 (j) An investor-owned utility providing natural gas service;
- 18 (k) A public utility district;
- 19 (l) A municipal electric utility;
- 20 (m) An electric cooperative;
- 21 (n) A representative of the energy services companies industry;
- 22 (o) A representative from the legal profession;
- 23 (p) A representative from a financial institution or entity  
24 familiar with municipal bonds;
- 25 (q) An electrical engineer licensed in Washington state,  
26 recommended by a statewide association of electrical engineers;
- 27 (r) A consulting design firm working on building renewable energy  
28 solutions;
- 29 (s) A representative from a labor union representing workers in  
30 energy or building and construction industries or labor affiliates  
31 administering state-approved, joint apprenticeship programs or labor-  
32 management partnership programs that train workers for these  
33 industries;
- 34 (t) A representative of an equipment manufacturer;
- 35 (u) A mechanical HVAC engineer licensed in Washington state,  
36 recommended by a statewide association of mechanical HVAC engineers;
- 37 (v) A commercial or industrial developer, recommended by the  
38 national association of industrial office properties;

- 1 (w) A realtor, recommended by a statewide association of realtors;
- 2 (x) A construction materials supplier, recommended by a statewide
- 3 aggregate and concrete association; and
- 4 (y) A rental housing property owner, recommended by a statewide
- 5 multifamily housing association.

6 **Sec. 4.** RCW 19.27A.020 and 1998 c 245 s 8 are each amended to read  
7 as follows:

8 (1) ~~((No later than January 1, 1991,))~~ The state building code  
9 council shall adopt rules to be known as the Washington state energy  
10 code as part of the state building code.

11 (2) The council shall follow the legislature's standards set forth  
12 in this section to adopt rules to be known as the Washington state  
13 energy code. The Washington state energy code shall be designed to:

14 (a) Construct increasingly energy efficient homes and buildings  
15 that help achieve the broader goal of building zero fossil-fuel  
16 greenhouse gas emission homes and buildings by the year 2031;

17 (b) Require new buildings to meet a certain level of energy  
18 efficiency, but allow flexibility in building design, construction, and  
19 heating equipment efficiencies within that framework~~((The Washington~~  
20 ~~state energy code shall be designed to))~~; and

21 (c) Allow space heating equipment efficiency to offset or  
22 substitute for building envelope thermal performance.

23 (3) The Washington state energy code shall take into account  
24 regional climatic conditions. Climate zone 1 shall include all  
25 counties not included in climate zone 2. Climate zone 2 includes:  
26 Adams, Chelan, Douglas, Ferry, Grant, Kittitas, Lincoln, Okanogan, Pend  
27 Oreille, Spokane, Stevens, and Whitman counties.

28 (4) The Washington state energy code for residential buildings  
29 shall ~~((require:~~

30 ~~(a) New residential buildings that are space heated with electric~~  
31 ~~resistance heating systems to achieve energy use equivalent to that~~  
32 ~~used in typical buildings constructed with:~~

33 ~~(i) Ceilings insulated to a level of R-38. The code shall contain~~  
34 ~~an exception which permits single-rafter or joist-vaulted ceilings~~  
35 ~~insulated to a level of R-30 (R value includes insulation only);~~

36 ~~(ii) In zone 1, walls insulated to a level of R-19 (R value~~  
37 ~~includes insulation only), or constructed with two-by-four members,~~

1 ~~R-13 insulation batts, R-3.2 insulated sheathing, and other normal~~  
2 ~~assembly components; in zone 2 walls insulated to a level of R-24 (R~~  
3 ~~value includes insulation only), or constructed with two-by-six~~  
4 ~~members, R-22 insulation batts, R-3.2 insulated sheathing, and other~~  
5 ~~normal construction assembly components; for the purpose of determining~~  
6 ~~equivalent thermal performance, the wall U-value shall be 0.058 in zone~~  
7 ~~1 and 0.044 in zone 2;~~

8 ~~(iii) Below grade walls, insulated on the interior side, to a level~~  
9 ~~of R-19 or, if insulated on the exterior side, to a level of R-10 in~~  
10 ~~zone 1 and R-12 in zone 2 (R value includes insulation only);~~

11 ~~(iv) Floors over unheated spaces insulated to a level of R-30 (R~~  
12 ~~value includes insulation only);~~

13 ~~(v) Slab on grade floors insulated to a level of R-10 at the~~  
14 ~~perimeter;~~

15 ~~(vi) Double glazed windows with values not more than U-0.4;~~

16 ~~(vii) In zone 1 the glazing area may be up to twenty one percent of~~  
17 ~~floor area and in zone 2 the glazing area may be up to seventeen~~  
18 ~~percent of floor area where consideration of the thermal resistance~~  
19 ~~values for other building components and solar heat gains through the~~  
20 ~~glazing result in thermal performance equivalent to that achieved with~~  
21 ~~thermal resistance values for other components determined in accordance~~  
22 ~~with the equivalent thermal performance criteria of (a) of this~~  
23 ~~subsection and glazing area equal to fifteen percent of the floor area.~~  
24 ~~Throughout the state for the purposes of determining equivalent thermal~~  
25 ~~performance, the maximum glazing area shall be fifteen percent of the~~  
26 ~~floor area; and~~

27 ~~(viii) Exterior doors insulated to a level of R-5; or an exterior~~  
28 ~~wood door with a thermal resistance value of less than R-5 and values~~  
29 ~~for other components determined in accordance with the equivalent~~  
30 ~~thermal performance criteria of (a) of this subsection.~~

31 ~~(b) New residential buildings which are space heated with all other~~  
32 ~~forms of space heating to achieve energy use equivalent to that used in~~  
33 ~~typical buildings constructed with:~~

34 ~~(i) Ceilings insulated to a level of R-30 in zone 1 and R-38 in~~  
35 ~~zone 2 the code shall contain an exception which permits single rafter~~  
36 ~~or joist vaulted ceilings insulated to a level of R-30 (R value~~  
37 ~~includes insulation only);~~



1       ~~(ii) Walls insulated to a level of R-19 (R-value includes~~  
2 ~~insulation only), or constructed with two by four members, R-13~~  
3 ~~insulation batts, R-3.2 insulated sheathing, and other normal assembly~~  
4 ~~components;~~

5       ~~(iii) Below grade walls, insulated on the interior side, to a level~~  
6 ~~of R-19 or, if insulated on the exterior side, to a level of R-10 in~~  
7 ~~zone 1 and R-12 in zone 2 (R-value includes insulation only);~~

8       ~~(iv) Floors over unheated spaces insulated to a level of R-19 in~~  
9 ~~zone 1 and R-30 in zone 2 (R-value includes insulation only);~~

10       ~~(v) Slab on grade floors insulated to a level of R-10 at the~~  
11 ~~perimeter;~~

12       ~~(vi) Heat pumps with a minimum heating season performance factor~~  
13 ~~(HSPF) of 6.8 or with all other energy sources with a minimum annual~~  
14 ~~fuel utilization efficiency (AFUE) of seventy eight percent;~~

15       ~~(vii) Double glazed windows with values not more than U-0.65 in~~  
16 ~~zone 1 and U-0.60 in zone 2. The state building code council, in~~  
17 ~~consultation with the department of community, trade, and economic~~  
18 ~~development, shall review these U-values, and, if economically~~  
19 ~~justified for consumers, shall amend the Washington state energy code~~  
20 ~~to improve the U-values by December 1, 1993. The amendment shall not~~  
21 ~~take effect until July 1, 1994; and~~

22       ~~(viii) In zone 1, the maximum glazing area shall be twenty one~~  
23 ~~percent of the floor area. In zone 2 the maximum glazing area shall be~~  
24 ~~seventeen percent of the floor area. Throughout the state for the~~  
25 ~~purposes of determining equivalent thermal performance, the maximum~~  
26 ~~glazing area shall be fifteen percent of the floor area.~~

27       ~~(c) The requirements of (b)(ii) of this subsection do not apply to~~  
28 ~~residences with log or solid timber walls with a minimum average~~  
29 ~~thickness of three and one half inches and with space heat other than~~  
30 ~~electric resistance.~~

31       ~~(d) The state building code council may approve an energy code for~~  
32 ~~pilot projects of residential construction that use innovative energy~~  
33 ~~efficiency technologies intended to result in savings that are greater~~  
34 ~~than those realized in the levels specified in this section.~~

35       ~~(5) U-values for glazing shall be determined using the area~~  
36 ~~weighted average of all glazing in the building. U-values for vertical~~  
37 ~~glazing shall be determined, certified, and labeled in accordance with~~  
38 ~~the appropriate national fenestration rating council (NFRC) standard,~~

1 as determined and adopted by the state building code council.  
2 Certification of U values shall be conducted by a certified,  
3 independent agency licensed by the NFRC. The state building code  
4 council may develop and adopt alternative methods of determining,  
5 certifying, and labeling U values for vertical glazing that may be used  
6 by fenestration manufacturers if determined to be appropriate by the  
7 council. The state building code council shall review and consider the  
8 adoption of the NFRC standards for determining, certifying, and  
9 labeling U values for doors and skylights when developed and published  
10 by the NFRC. The state building code council may develop and adopt  
11 appropriate alternative methods for determining, certifying, and  
12 labeling U values for doors and skylights. U values for doors and  
13 skylights determined, certified, and labeled in accordance with the  
14 appropriate NFRC standard shall be acceptable for compliance with the  
15 state energy code. Sealed insulation glass, where used, shall conform  
16 to, or be in the process of being tested for, ASTM E 774-81 class A or  
17 better)) be the 2006 edition of the Washington state energy code, or as  
18 amended by rule by the council.

19 ((+6)) (5) The minimum state energy code for new nonresidential  
20 buildings shall be the Washington state energy code, ((1986)) 2006  
21 edition, or as amended by the council by rule.

22 ((+7)) (6)(a) Except as provided in (b) of this subsection, the  
23 Washington state energy code for residential structures shall preempt  
24 the residential energy code of each city, town, and county in the state  
25 of Washington.

26 (b) The state energy code for residential structures does not  
27 preempt a city, town, or county's energy code for residential  
28 structures which exceeds the requirements of the state energy code  
29 ((and which was adopted by the city, town, or county prior to March 1,  
30 1990. Such cities, towns, or counties may not subsequently amend their  
31 energy code for residential structures to exceed the requirements  
32 adopted prior to March 1, 1990)).

33 ((+8)) (7) The state building code council shall consult with the  
34 department of community, trade, and economic development as provided in  
35 RCW 34.05.310 prior to publication of proposed rules. ((The department  
36 of community, trade, and economic development shall review the proposed  
37 rules for consistency with the guidelines adopted in subsection (4) of  
38 this section.)) The director of the department of community, trade,

1 and economic development shall recommend to the state building code  
2 council any changes necessary to conform the proposed rules to the  
3 requirements of this section.

4 (8) The state building code council shall evaluate and consider  
5 adoption of the international energy conservation code in Washington  
6 state in place of the existing state energy code.

7 (9) The definitions in section 2 of this act apply throughout this  
8 section.

9 NEW SECTION. Sec. 5. (1) Except as provided in subsection (2) of  
10 this section, residential and nonresidential construction permitted  
11 under the 2031 state energy code must achieve a seventy percent  
12 reduction in annual net energy consumption, using the adopted 2006  
13 Washington state energy code as a baseline.

14 (2) The council shall adopt state energy codes from 2013 through  
15 2031 that incrementally move towards achieving the seventy percent  
16 reduction in annual net energy consumption as specified in subsection  
17 (1) of this section. The council shall report its progress by December  
18 31, 2012, and every three years thereafter. If the council determines  
19 that economic, technological, or process factors would significantly  
20 impede adoption of or compliance with this subsection, the council may  
21 defer the implementation of the proposed energy code update and shall  
22 report its findings to the legislature by December 31st of the year  
23 prior to the year in which those codes would otherwise be enacted.

24 NEW SECTION. Sec. 6. (1) On and after January 1, 2010, qualifying  
25 utilities shall maintain records of the energy consumption data of all  
26 nonresidential and qualifying public agency buildings to which they  
27 provide service. This data must be maintained for at least the most  
28 recent twelve months in a format compatible for uploading to the United  
29 States environmental protection agency's energy star portfolio manager.

30 (2) On and after January 1, 2010, upon the written authorization or  
31 secure electronic authorization of a nonresidential building owner or  
32 operator, a qualifying utility shall upload the energy consumption data  
33 for the accounts specified by the owner or operator for a building to  
34 the United States environmental protection agency's energy star  
35 portfolio manager in a form that does not disclose personally  
36 identifying information.

1 (3) In carrying out the requirements of this section, a qualifying  
2 utility shall use any method for providing the specified data in order  
3 to maximize efficiency and minimize overall program cost. Qualifying  
4 utilities are encouraged to consult with the United States  
5 environmental protection agency and their customers in developing  
6 reasonable reporting options.

7 (4) Disclosure of nonpublic nonresidential benchmarking data and  
8 ratings required under subsection (5) of this section will be phased in  
9 as follows:

10 (a) By January 1, 2011, for buildings greater than fifty thousand  
11 square feet; and

12 (b) By January 1, 2012, for buildings greater than ten thousand  
13 square feet.

14 (5) Based on the size guidelines in subsection (4) of this section,  
15 a building owner or operator, or their agent, of a nonresidential  
16 building shall disclose the United States environmental protection  
17 agency's energy star portfolio manager benchmarking data and ratings to  
18 a prospective buyer, lessee, or lender for the most recent continuously  
19 occupied twelve-month period. A building owner or operator, or their  
20 agent, who delivers United States environmental protection agency's  
21 energy star portfolio manager benchmarking data and ratings to a  
22 prospective buyer, lessee, or lender is not required to provide  
23 additional information regarding energy consumption, and the  
24 information is deemed to be adequate to inform the prospective buyer,  
25 lessee, or lender regarding the United States environmental protection  
26 agency's energy star portfolio manager benchmarking data and ratings  
27 for the most recent twelve-month period for the building that is being  
28 sold, leased, financed, or refinanced.

29 (6) Notwithstanding subsections (4) and (5) of this section,  
30 nothing in this section increases or decreases the duties, if any, of  
31 a building owner, operator, or their agent under this chapter or alters  
32 the duty of a seller, agent, or broker to disclose the existence of a  
33 material fact affecting the real property.

34 NEW SECTION. **Sec. 7.** By December 31, 2009, the department shall  
35 recommend to the legislature a methodology to determine an energy  
36 performance score for residential buildings and an implementation  
37 strategy to use such information to improve the energy efficiency of

1 the state's existing housing supply. In developing its strategy, the  
2 department shall seek input from providers of residential energy  
3 audits, utilities, building contractors, mixed use developers, the  
4 residential real estate industry, and real estate listing and form  
5 providers.

6 NEW SECTION. **Sec. 8.** (1) By July 1, 2010, each qualifying public  
7 agency shall:

8 (a) Create an energy benchmark for each reporting public facility  
9 using a portfolio manager;

10 (b) Report to general administration, the environmental protection  
11 agency national energy performance rating for each reporting public  
12 facility included in the technical requirements for this rating; and

13 (c) Link all portfolio manager accounts to the state portfolio  
14 manager master account to facilitate public reporting.

15 (2) By January 1, 2010, general administration shall establish a  
16 state portfolio manager master account. The account must be designed  
17 to provide shared reporting for all reporting public facilities.

18 (3) By July 1, 2010, general administration shall select a  
19 standardized portfolio manager report for reporting public facilities.  
20 General administration, in collaboration with the United States  
21 environmental protection agency, shall make the standard report of each  
22 reporting public facility available to the public through the portfolio  
23 manager web site.

24 (4) General administration shall prepare a biennial report  
25 summarizing the statewide portfolio manager master account reporting  
26 data. The first report must be completed by December 1, 2012.  
27 Subsequent reporting shall be completed every two years thereafter.

28 (5) By July 1, 2010, general administration shall develop a  
29 technical assistance program to facilitate the implementation of a  
30 preliminary audit and the investment grade energy audit. General  
31 administration shall design the technical assistance program to utilize  
32 audit services provided by utilities or energy services contracting  
33 companies when possible.

34 (6) For each reporting public facility with a national energy  
35 performance rating score below fifty, the qualifying public agency, in  
36 consultation with general administration, shall undertake a preliminary  
37 energy audit by July 1, 2011. If potential cost-effective energy

1 savings are identified, an investment grade energy audit must be  
2 completed by July 1, 2013. Implementation of cost-effective energy  
3 conservation measures are required by July 1, 2016. For a major  
4 facility that is leased by a state agency, college, or university,  
5 energy audits and implementation of cost-effective energy conservation  
6 measures are required only for that portion of the facility that is  
7 leased by the state agency, college, or university.

8 (7) Schools are strongly encouraged to follow the provisions in  
9 subsections (1) through (6) of this section.

10 (8) The director of the department of general administration, in  
11 consultation with the affected state agencies and the office of  
12 financial management, shall review the cost and delivery of agency  
13 programs to determine the viability of relocation when a facility  
14 leased by the state has a national energy performance rating score  
15 below fifty. The department of general administration shall establish  
16 a process to determine viability.

17 (9) By July 1, 2011, general administration shall conduct a review  
18 of facilities not covered by the national energy performance rating.  
19 Based on this review, general administration shall develop a portfolio  
20 of additional facilities that require preliminary energy audits. For  
21 these facilities, the qualifying public agency, in consultation with  
22 general administration, shall undertake a preliminary energy audit by  
23 July 1, 2012. If potential cost-effective energy savings are  
24 identified, an investment grade energy audit must be completed by July  
25 1, 2013.

26 NEW SECTION. **Sec. 9.** Sections 2, 3, and 5 through 8 of this act  
27 are each added to chapter 19.27A RCW.

--- END ---