



CITY OF HARRISONBURG PUBLIC WORKS

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To: Ande Banks, Interim City Manager
From: Thomas Hartman, PE, PMP, LEED AP, Director of Public Works
Date: September 13, 2022
Re: Update on New Policies Pursuant to Va. Code Ann. § 15.2-1804.1

Summary:

Update on Virginia statute that will go into effect July 1, 2023, creating new municipal building requirements for new construction and renovations exceeding 50 percent of the building's value.

Background:

In 2012, the Virginia High Performance Building Act set standards for green building practices for state agencies. The goal of this Act was to drive better, more efficient, and resilient buildings. In 2021, the Act was amended to add EV-ready standards and metering of all building utilities requirements for state agencies. In addition, a new section was added that applied the green building standards to localities under code section 15.2-1804.1. For localities with a population over 100,000 the Act went into effect on July 2021. For localities with populations under 100,000 the requirements will go into effect July 1, 2023.

Construction projects entering the design phase for new construction or renovations where the cost of renovations exceeds 50 percent of the value of the building must meet the Act's requirements. The High Performance Building Standards, also called Green Building Standards, has four components to it.

- First, the construction project must be designed, constructed, verified, and operated to comply with a high performance building certification program, such as LEED, Green Globes, or the Virginia Energy Conservation and Environmental Standards. Subsection C of the Act allows for building construction projects less than 20,000 gross square feet to instead meet ENERGY STAR certification and implement mechanical, electrical, plumbing, and envelope commissioning in lieu of following one of the aforementioned certification programs.
- Second, the construction project must include sufficient Zero Emission Vehicle (ZEV) and fueling infrastructure, defined in the Act as either meeting the requirements of the high performance building certification program or to meet the demand for every City owned passenger-type vehicle that will be located at the building in the next 10 years.
- Third, applicable construction projects must include building management software to track all utilities including carbon emissions.
- Forth, is to incorporate appropriate resilience and distributed energy features.

- Finally, Subsection E of the Act allows a locality to adopt an ordinance to create more stringent requirements related to the standards identified in subsection B (items listed above).

Key Issues:

Energy efficiency and sustainability practices for new construction and renovation of municipal buildings.

Environmental Impact:

Reduced carbon emissions and improved building performance.

Fiscal Impact:

Likely increased initial costs for construction and renovations of buildings due to requirement to meet the high performance building certification program, install building management systems, EV-ready parking lots, and appropriate distributive energy sources. Due to energy efficiency upgrades, operational expenses, such as electrical utility costs, are likely to be reduced.

Prior Actions:

N/A

Alternatives:

None. Statutory requirements take effect July 1, 2023.

Community Engagement:

None.

Recommendation:

None. Statutory requirements take effect July 1, 2023.

Attachments:

1. Presentation
2. Va. Code Ann. § 15.2-1804.1

Review: