

By Senator Bennett

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1 A bill to be entitled
2 An act relating to building construction and
3 inspection; amending s. 255.252, F.S.; conforming
4 provisions to changes made by the act; amending s.
5 255.253, F.S.; redefining the term "sustainable
6 building rating" to include the International Green
7 Construction Code; amending ss. 255.257 and 255.2575,
8 F.S.; conforming provisions to changes made by the
9 act; amending s. 468.8314, F.S.; expanding the
10 categories of persons who may be certified as
11 qualified for a license by endorsement as a home
12 inspector; amending s. 553.74, F.S.; revising
13 requirements for selecting a member of the Florida
14 Building Commission; providing an effective date.

15
16 Be It Enacted by the Legislature of the State of Florida:

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18 Section 1. Subsections (3) and (4) of section 255.252,
19 Florida Statutes, are amended to read:

20 255.252 Findings and intent.—

21 (3) In order for ~~that such~~ energy-efficiency and
22 sustainable materials considerations to become a function of
23 building design and a model for future application in the
24 private sector, it is ~~shall be~~ the policy of the state that
25 buildings constructed and financed by the state be designed and
26 constructed to comply with a sustainable building rating ~~the~~
27 ~~United States Green Building Council (USGBC) Leadership in~~
28 ~~Energy and Environmental Design (LEED) rating system, the Green~~
29 ~~Building Initiative's Green Globes rating system, the Florida~~

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30 ~~Green Building Coalition standards, or a nationally recognized,~~
31 ~~high-performance green building rating system as approved by the~~
32 ~~department.~~ It is further the policy of the state, if when
33 economically feasible, to retrofit existing state-owned
34 buildings in a manner that minimizes ~~which will minimize~~ the
35 consumption of energy used in the operation and maintenance of
36 such buildings.

37 (4) In addition to designing and constructing new buildings
38 to be energy-efficient, it is ~~shall be~~ the policy of the state
39 to operate and maintain state facilities in a manner that
40 minimizes ~~which will minimize~~ energy consumption and maximizes
41 ~~maximize~~ building sustainability, and to operate as well as
42 ~~ensure that~~ facilities leased by the state are ~~operated~~ so as to
43 minimize energy use. It is further the policy of the state that
44 the renovation of existing state facilities be in accordance
45 with a sustainable building rating ~~the United States Green~~
46 ~~Building Council (USGBC) Leadership in Energy and Environmental~~
47 ~~Design (LEED) rating system, the Green Building Initiative's~~
48 ~~Green Globes rating system, the Florida Green Building Coalition~~
49 ~~standards, or a nationally recognized, high-performance green~~
50 ~~building rating system as approved by the department.~~ State
51 agencies are encouraged to consider shared savings financing of
52 ~~such~~ energy-efficiency and conservation projects, using
53 contracts that ~~which~~ split the resulting savings for a specified
54 period of time between the state agency and the private firm or
55 cogeneration contracts and that ~~which~~ otherwise permit the state
56 to lower its net energy costs. Such energy contracts may be
57 funded from the operating budget.

58 Section 2. Subsection (7) of section 255.253, Florida

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59 Statutes, is amended to read:

60 255.253 Definitions; ss. 255.251-255.258.—

61 (7) "Sustainable building rating" means a rating
62 established by the United States Green Building Council (USGBC)
63 Leadership in Energy and Environmental Design (LEED) rating
64 system, the International Green Construction Code (IGCC), the
65 Green Building Initiative's Green Globes rating system, the
66 Florida Green Building Coalition standards, or a nationally
67 recognized, high-performance green building rating system as
68 approved by the department.

69 Section 3. Subsection (4) of section 255.257, Florida
70 Statutes, is amended to read:

71 255.257 Energy management; buildings occupied by state
72 agencies.—

73 (4) ADOPTION OF STANDARDS.—

74 (a) All state agencies shall adopt a sustainable building
75 rating system ~~the United States Green Building Council (USGBC)~~
76 ~~Leadership in Energy and Environmental Design (LEED) rating~~
77 ~~system, the Green Building Initiative's Green Globes rating~~
78 ~~system, the Florida Green Building Coalition standards, or a~~
79 ~~nationally recognized, high-performance green building rating~~
80 ~~system as approved by the department~~ for all new buildings and
81 renovations to existing buildings.

82 (b) No state agency shall enter into new leasing agreements
83 for office space that does not meet Energy Star building
84 standards, except when ~~determined by~~ the appropriate state
85 agency head determines that no other viable or cost-effective
86 alternative exists.

87 (c) All state agencies shall develop energy conservation

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88 measures and guidelines for new and existing office space where
89 state agencies occupy more than 5,000 square feet. These
90 conservation measures shall focus on programs that may reduce
91 energy consumption and, when established, provide a net
92 reduction in occupancy costs.

93 Section 4. Subsection (2) of section 255.2575, Florida
94 Statutes, is amended to read:

95 255.2575 Energy-efficient and sustainable buildings.—

96 (2) All county, municipal, school district, water
97 management district, state university, community college, and
98 ~~Florida~~ state court buildings shall be constructed to comply
99 with a sustainable building rating system ~~meet the United States~~
100 ~~Green Building Council (USGBC) Leadership in Energy and~~
101 ~~Environmental Design (LEED) rating system, the Green Building~~
102 ~~Initiative's Green Globes rating system, the Florida Green~~
103 ~~Building Coalition standards, or a nationally recognized, high-~~
104 ~~performance green building rating system as approved by the~~
105 ~~Department of Management Services. This section applies shall~~
106 ~~apply~~ to all county, municipal, school district, water
107 management district, state university, community college, and
108 ~~Florida~~ state court buildings the architectural plans of which
109 are commenced after July 1, 2008.

110 Section 5. Subsection (3) of section 468.8314, Florida
111 Statutes, is amended to read:

112 468.8314 Licensure.—

113 (3) The department shall certify as qualified for a license
114 by endorsement an applicant who:

115 (a) Is of good moral character as determined in s.
116 468.8313; holds a valid license to practice home inspection

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117 services in another state or territory of the United States,
118 whose educational requirements are substantially equivalent to
119 those required by this part; and has passed a national,
120 regional, state, or territorial licensing examination that is
121 substantially equivalent to the examination required by this
122 part;

123 (b) Possesses a one and two family dwelling inspector
124 certification issued by the International Code Council or the
125 Southern Building Code Congress International;

126 (c) Has been certified as a one and two family dwelling
127 inspector by the Florida Building Code Administrators and
128 Inspectors Board under part XII of chapter 468; or

129 (d) Possesses a Division I contractor license under part I
130 of chapter 489.

131 Section 6. Paragraph (v) of subsection (1) of section
132 553.74, Florida Statutes, is amended to read:

133 553.74 Florida Building Commission.—

134 (1) The Florida Building Commission is created and shall be
135 located within the Department of Community Affairs for
136 administrative purposes. Members shall be appointed by the
137 Governor subject to confirmation by the Senate. The commission
138 shall be composed of 25 members, consisting of the following:

139 (v) One member who is a representative of the green
140 building industry and who is a third-party commission agent, a
141 Florida board member of the United States Green Building Council
142 or Green Building Initiative, a professional who is accredited
143 under the International Green Construction Code (IGCC), or a
144 professional who is accredited under Leadership in Energy and
145 Environmental Design (LEED) ~~LEED-accredited professional.~~

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147 Any person serving on the commission under paragraph (c) or
148 paragraph (h) on October 1, 2003, and who has served less than
149 two full terms is eligible for reappointment to the commission
150 regardless of whether he or she meets the new qualification.

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Section 7. This act shall take effect July 1, 2011.