

SECTION-BY-SECTION

THE FEDERAL BUILDING CLEAN JOBS ACT

The federal government has consistently led the nation in advancing the construction of clean energy projects and energy efficient buildings. This important work has been enabled by a series of executive and congressional directives over the past 20 years.

As America embraces the transition to a clean energy economy, the federal government can once again lead the nation by demonstrating the possibilities of energy efficient buildings, supporting new markets and products and creating local jobs in construction, trades and manufacturing. Federal agencies will also need high-performing buildings to meet today's health and resilience standards and to help achieve the nationwide goal of reaching net-zero carbon emissions by 2050.

The Federal Building Clean Jobs Act will help the federal government upgrade and modernize government buildings and infrastructure across the country in order to meet these critical climate benchmarks. Supported by a wide array of advocacy organizations, the bill's targeted resources, program authorizations and reforms will help pave the way for groundbreaking American leadership in green infrastructure and energy efficient buildings – and in the global fight to address the climate crisis.

See below for a section-by-section of the Federal Building Clean Jobs Act.



Section 1. Short Title.

Section 2. Federal Building Leasing.

Authorizes \$50 million to support a new pilot program to provide additional financial incentives for landlords to achieve ENERGY STAR. Enacts reforms to close loopholes in the existing energy provisions for federal leases. Requires new leases to earn the ENERGY STAR label and obtain green building certification.

Section 3. Energy and Water Efficiency, Net-Zero, and ZEV Infrastructure Goals.

Requires Federal agencies to meet portfolio goals for energy, water and greenhouse gas emission (GHG) reductions by 2030:

METRIC	ANNUAL REDUCTION 2021-2030	REDUCTION BY 2030	BASELINE YEAR
Avg. Energy Intensity	2.5%	25%	2018
Avg. Water Intensity	2%	54%	2007
Industrial, Landscape & Agricultural Water ¹	2%	20%	2018
Portfolio-wide Greenhouse Gas Emissions (Scope 1 and 2)	4 %	40%	2018

Net-zero energy requirement for new Federal construction over 10,000 gross square feet is phased in, on the basis of the year project funds are appropriated:

- **2021-2025:** 50% of floor area and 25% of all building projects must be designed to be net-zero energy.
- **2026-2030:** 90% of floor area and 45% of all building projects must be designed to be net-zero energy.
- **2031 and Beyond:** 100% net-zero energy.

¹ INDUSTRIAL, LANDSCAPING, AND AGRICULTURAL WATER

Where feasible, such projects shall also meet net-zero carbon, net-zero water and net-zero waste requirements.

This section also requires each agency to carry out deep-energy retrofits at 3% of facilities representing 5% of total square footage, each year from 2021-2030.

Agencies are expressly authorized to use the cost of carbon in lifecycle cost-effective analysis to support innovative building technologies, including onsite energy storage, all-electric buildings, building-grid integration technologies, electric construction vehicles and other technologies like demonstration testing to achieve net-zero energy and net-zero carbon buildings in new construction and retrofit projects.

To spur job creation across the country, help agencies reduce GHG emissions and achieve net-zero and deep-energy retrofit goals, funding is authorized at a level of \$205 million for the U.S. General Services Administration (GSA) and \$4,098 million to the Department of Energy for distribution to other agencies. These funds can be used for new projects and to supplement budgets for construction and renovation projects to implement goals. Projects that leverage performance contracting or private partnerships in energy and water reduction are prioritized, and the investment value of such performance contracts and partnerships must be no less than 40 percent of appropriated funds.

This section establishes new Zero Emission Vehicle (ZEV) charging and fueling infrastructure goals for selected agencies, including the GSA, the Department of Defense (DoD), the Department of Homeland Security (DHS) and the Veteran's Administration (VA). It also requires GSA, DoD, DHS and VA facilities with more than 200 daily employees or visitors to install ZEV infrastructure. Each of the four agencies must develop a plan to achieve these goals and set annual targets. To reduce costs, ZEV-ready elements will be included in appropriate projects, like parking repavement. To help meet this goal, the bill authorizes \$35 million for the GSA and \$65 million to the Department of Energy for distribution to the relevant agencies. Additionally, the bill modifies performance contracting authority to allow use of this private finance leveraging approach for ZEV infrastructure.

Section 4. Federal Building Improvements.

Implements energy efficiency improvements at federal facilities based on energy audits conducted under prior law and that are still actionable and life-cycle cost-effective.

Section 5. Resilient and Healthy Buildings.

Reduces flood risks to federal buildings and increases use of proven resilience and health strategies. The bill codifies floodplain protections, requires consideration of climate science in determining flood risk areas and requires new construction to place essential services five feet above the flood risk area if the area cannot be avoided.

This section also directs the GSA Administrator to implement metrics and conduct benchmarking centered on supporting the health and wellness of federal employee occupants. Agencies must prioritize green infrastructure to improve stormwater and wastewater management and alleviate flooding.

Authorizes \$300 million to GSA to implement resilience and health measures at federal facilities, including flood protection, green infrastructure and proven strategies for health and wellness, and to develop guidance and provide training across agencies.

Section 6. Clean Energy Contracting.

Provides key reforms to enable longer-term and more effective clean energy contracting.

Section 7. Recommendations.

Requires the GSA, in consultation with other agencies, to develop recommendations for sustainability and resilience at hospitals and health care facilities; and to develop recommendations for systems to track energy use compliance and progress of new buildings and existing buildings. Agencies must include information about leveraging private sector financing for energy projects in existing annual reports.

This section also provides for coordination with states for greater impact and benefit.