

**(2) Consortium****(A) In general**

Not later than 180 days after December 19, 2007, the Commercial Director shall competitively select, and enter into an agreement with, a consortium to develop and carry out the initiative.

**(B) Agreements**

In entering into an agreement with a consortium under subparagraph (A), the Commercial Director shall use the authority described in section 7256(g) of this title, to the maximum extent practicable.

**(c) Goal of initiative**

The goal of the initiative shall be to develop and disseminate technologies, practices, and policies for the development and establishment of zero net energy commercial buildings for—

- (1) any commercial building newly constructed in the United States by 2030;
- (2) 50 percent of the commercial building stock of the United States by 2040; and
- (3) all commercial buildings in the United States by 2050.

**(d) Components**

In carrying out the initiative, the Commercial Director, in consultation with the consortium, may—

- (1) conduct research and development on building science, design, materials, components, equipment and controls, operation and other practices, integration, energy use measurement, and benchmarking;
- (2) conduct pilot programs and demonstration projects to evaluate replicable approaches to achieving energy efficient commercial buildings for a variety of building types in a variety of climate zones;
- (3) conduct deployment, dissemination, and technical assistance activities to encourage widespread adoption of technologies, practices, and policies to achieve energy efficient commercial buildings;
- (4) conduct other research, development, demonstration, and deployment activities necessary to achieve each goal of the initiative, as determined by the Commercial Director, in consultation with the consortium;
- (5) develop training materials and courses for building professionals and trades on achieving cost-effective high-performance energy efficient buildings;
- (6) develop and disseminate public education materials to share information on the benefits and cost-effectiveness of high-performance energy efficient buildings;
- (7) support code-setting organizations and State and local governments in developing minimum performance standards in building codes that recognize the ready availability of many technologies utilized in high-performance energy efficient buildings;
- (8) develop strategies for overcoming the split incentives between builders and purchasers, and landlords and tenants, to ensure that energy efficiency and high-performance investments are made that are cost-effective on a lifecycle basis; and

- (9) develop improved means of measurement and verification of energy savings and performance for public dissemination.

**(e) Cost sharing**

In carrying out this section, the Commercial Director shall require cost sharing in accordance with section 16352 of this title.

**(f) Authorization of appropriations**

There are authorized to be appropriated to carry out this section—

- (1) \$20,000,000 for fiscal year 2008;
- (2) \$50,000,000 for each of fiscal years 2009 and 2010;
- (3) \$100,000,000 for each of fiscal years 2011 and 2012; and
- (4) \$200,000,000 for each of fiscal years 2013 through 2018.

(Pub. L. 110-140, title IV, §422, Dec. 19, 2007, 121 Stat. 1604.)

**§ 17083. Public outreach**

The Commercial Director and Federal Director, in coordination with the Consortium, shall carry out public outreach to inform individuals and entities of the information and services available governmentwide by—

- (1) establishing and maintaining a national high-performance green building clearinghouse, including on the Internet, that—
  - (A) identifies existing similar efforts and coordinates activities of common interest; and
  - (B) provides information relating to high-performance green buildings, including hyperlinks to Internet sites that describe the activities, information, and resources of—
    - (i) the Federal Government;
    - (ii) State and local governments;
    - (iii) the private sector (including non-governmental and nonprofit entities and organizations); and
    - (iv) international organizations;
- (2) identifying and recommending educational resources for implementing high-performance green building practices, including security and emergency benefits and practices;
- (3) providing access to technical assistance, tools, and resources for constructing high-performance green buildings, particularly tools to conduct life-cycle costing and life-cycle assessment;
- (4) providing information on application processes for certifying a high-performance green building, including certification and commissioning;
- (5) providing to the public, through the Commercial Director, technical and research information or other forms of assistance or advice that would be useful in planning and constructing high-performance green buildings;
- (6) using such additional methods as are determined by the Commercial Director to be appropriate to conduct public outreach;
- (7) surveying existing research and studies relating to high-performance green buildings; and
- (8) coordinating activities of common interest.

(Pub. L. 110-140, title IV, § 423, Dec. 19, 2007, 121 Stat. 1606.)

PART C—HIGH-PERFORMANCE FEDERAL BUILDINGS

**§ 17091. Leasing**

**(a) In general**

Except as provided in subsection (b), effective beginning on the date that is 3 years after December 19, 2007, no Federal agency shall enter into a contract to lease space in a building that has not earned the Energy Star label in the most recent year.

**(b) Exception**

**(1) Application**

This subsection applies if—

(A) no space is available in a building described in subsection (a) that meets the functional requirements of an agency, including locational needs;

(B) the agency proposes to remain in a building that the agency has occupied previously;

(C) the agency proposes to lease a building of historical, architectural, or cultural significance (as defined in section 3306(a)(4) of title 40) or space in such a building; or

(D) the lease is for not more than 10,000 gross square feet of space.

**(2) Buildings without Energy Star label**

If one of the conditions described in paragraph (2)<sup>1</sup> is met, the agency may enter into a contract to lease space in a building that has not earned the Energy Star label in the most recent year if the lease contract includes provisions requiring that, prior to occupancy or, in the case of a contract described in paragraph (1)(B), not later than 1 year after signing the contract, the space will be renovated for all energy efficiency and conservation improvements that would be cost effective over the life of the lease, including improvements in lighting, windows, and heating, ventilation, and air conditioning systems.

**(c) Revision of Federal Acquisition Regulation**

**(1) In general**

Not later than 3 years after December 19, 2007, the Federal Acquisition Regulation described in section 1121(b) and (c)(1) of title 41 shall be revised to require Federal officers and employees to comply with this section in leasing buildings.

**(2) Consultation**

The members of the Federal Acquisition Regulatory Council established under section 1302(a) of title 41 shall consult with the Federal Director and the Commercial Director before promulgating regulations to carry out this subsection.

(Pub. L. 110-140, title IV, § 435, Dec. 19, 2007, 121 Stat. 1615.)

CODIFICATION

In subsec. (c)(1), “section 1121(b) and (c)(1) of title 41” substituted for “section 6(a) of the Office of Federal

Procurement Policy Act (41 U.S.C. 405(a))” on authority of Pub. L. 111-350, § 6(c), Jan. 4, 2011, 124 Stat. 3854, which Act enacted Title 41, Public Contracts.

In subsec. (c)(2), “section 1302(a) of title 41” substituted for “section 25 of the Office of Federal Procurement Policy Act (41 U.S.C. 421)” on authority of Pub. L. 111-350, § 6(c), Jan. 4, 2011, 124 Stat. 3854, which Act enacted Title 41, Public Contracts.

**§ 17092. High-performance green Federal buildings**

**(a) Establishment of Office**

Not later than 60 days after December 19, 2007, the Administrator shall establish within the General Services Administration an Office of Federal High-Performance Green Buildings, and appoint an individual to serve as Federal Director in, a position in the career-reserved Senior Executive service, to—

(1) establish and manage the Office of Federal High-Performance Green Buildings; and

(2) carry out other duties as required under this part.

**(b) Compensation**

The compensation of the Federal Director shall not exceed the maximum rate of basic pay for the Senior Executive Service under section 5382 of title 5, including any applicable locality-based comparability payment that may be authorized under section 5304(h)(2)(C) of that title.

**(c) Duties**

The Federal Director shall—

(1) coordinate the activities of the Office of Federal High-Performance Green Buildings with the activities of the Office of Commercial High-Performance Green Buildings, and the Secretary, in accordance with section 6834(a)(3)(D) of this title;

(2) ensure full coordination of high-performance green building information and activities within the General Services Administration and all relevant agencies, including, at a minimum—

(A) the Environmental Protection Agency;

(B) the Office of the Federal Environmental Executive;

(C) the Office of Federal Procurement Policy;

(D) the Department of Energy;

(E) the Department of Health and Human Services;

(F) the Department of Defense;

(G) the Department of Transportation;

(H) the National Institute of Standards and Technology; and

(I) the Office of Science and Technology Policy;

(3) establish a senior-level Federal Green Building Advisory Committee under section 474,<sup>1</sup> which shall provide advice and recommendations in accordance with that section and subsection (d);

(4) identify and every 5 years reassess improved or higher rating standards recommended by the Advisory Committee;

(5) ensure full coordination, dissemination of information regarding, and promotion of the

<sup>1</sup> So in original. Probably should be “(1)”.

<sup>1</sup> See References in Text note below.