

110TH CONGRESS
1ST SESSION

S. 992

To achieve emission reductions and cost savings through accelerated use of cost-effective lighting technologies in public buildings, and for other purposes.

IN THE SENATE OF THE UNITED STATES

MARCH 27, 2007

Mrs. BOXER (for herself, Mr. INHOFE, Mr. LAUTENBERG, Mr. ALEXANDER, Mr. CARDIN, Mr. LIEBERMAN, Mrs. CLINTON, Ms. KLOBUCHAR, and Mr. CRAIG) introduced the following bill; which was read twice and referred to the Committee on Environment and Public Works

A BILL

To achieve emission reductions and cost savings through accelerated use of cost-effective lighting technologies in public buildings, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Public Buildings Cost
5 Reduction Act of 2007”.

1 **SEC. 2. COST-EFFECTIVE TECHNOLOGY ACCELERATION**
2 **PROGRAM.**

3 (a) ESTABLISHMENT.—The Administrator of General
4 Services (referred to in this section as the “Adminis-
5 trator”) shall establish a program to accelerate the use
6 of more cost-effective technologies and practices at GSA
7 facilities.

8 (b) ACCELERATED USE OF COST-EFFECTIVE LIGHT-
9 ING TECHNOLOGIES.—

10 (1) REVIEW.—

11 (A) IN GENERAL.—As part of the program
12 under this subsection, not later than 90 days
13 after the date of enactment of this Act, the Ad-
14 ministrator shall conduct a review of—

15 (i) current use of cost-effective light-
16 ing technologies in GSA facilities; and

17 (ii) the availability to managers of
18 GSA facilities of cost-effective lighting
19 technologies.

20 (B) REQUIREMENTS.—The review under
21 subparagraph (A) shall—

22 (i) examine the use of cost-effective
23 lighting technologies and other cost-effec-
24 tive technologies and practices by Federal
25 agencies in GSA facilities; and

1 (ii) identify, in consultation with the
2 Environmental Protection Agency, cost-ef-
3 fective lighting technology standards that
4 could be used for all types of GSA facili-
5 ties.

6 (2) REPLACEMENT.—

7 (A) IN GENERAL.—As part of the program
8 under this subsection, not later than 180 days
9 after the date of enactment of this Act, the Ad-
10 ministrator shall establish a cost-effective light-
11 ing technology acceleration program to achieve
12 maximum feasible replacement of existing light-
13 ing technologies with more cost-effective light-
14 ing technologies in each GSA facility using
15 available appropriations.

16 (B) ACCELERATION PLAN TIMETABLE.—

17 (i) IN GENERAL.—To implement the
18 program established under subparagraph
19 (A), not later than 1 year after the date of
20 enactment of this Act, the Administrator
21 shall establish a timetable including mile-
22 stones for specific activities needed to re-
23 place existing lighting technologies with
24 more cost-effective lighting technologies, to
25 the maximum extent feasible (including at

1 the maximum rate feasible), at each GSA
2 facility.

3 (ii) GOAL.—The goal of the timetable
4 under clause (i) shall be to complete, using
5 available appropriations, maximum feasible
6 replacement of existing lighting tech-
7 nologies with more cost-effective lighting
8 technologies by not later than the date that
9 is 5 years after the date of enactment of
10 this Act.

11 (c) GSA FACILITY COST-EFFECTIVE TECHNOLOGIES
12 AND PRACTICES.—Not later than 180 days after the date
13 of enactment of this Act, and annually thereafter, the Ad-
14 ministrator shall—

15 (1) ensure that a manager responsible for accel-
16 erating the use of cost-effective technologies and
17 practices is designated for each GSA facility; and

18 (2) submit to Congress a plan, to be imple-
19 mented to the maximum extent feasible (including at
20 the maximum rate feasible) using available appro-
21 priations, by not later than the date that is 5 years
22 after the date of enactment of this Act, that—

23 (A) identifies the specific activities needed
24 to achieve a 20-percent reduction in operational
25 costs through the application of cost-effective

1 technologies and practices from 2003 levels at
2 GSA facilities by not later than 5 years after
3 the date of enactment of this Act;

4 (B) describes activities required and car-
5 ried out to estimate the funds necessary to
6 achieve the reduction described in subparagraph
7 (A);

8 (C) describes the status of the implementa-
9 tion of cost-effective technologies and practices
10 at GSA facilities, including—

11 (i) the extent to which programs, in-
12 cluding the program established under sub-
13 section (b), are being carried out in ac-
14 cordance with this Act; and

15 (ii) the status of funding requests and
16 appropriations for those programs;

17 (D) identifies within the planning, budg-
18 eting, and construction process all types of GSA
19 facility-related procedures that inhibit new and
20 existing GSA facilities from implementing cost-
21 effective technologies and practices;

22 (E) recommends language for uniform
23 standards for use by Federal agencies in imple-
24 menting cost-effective technologies and prac-
25 tices;

1 (F) in coordination with the Office of Man-
2 agement and Budget, reviews the budget proc-
3 ess for capital programs with respect to alter-
4 natives for—

5 (i) permitting Federal agencies to re-
6 tain all identified savings accrued as a re-
7 sult of the use of cost-effective technologies
8 and practices; and

9 (ii) identifying short- and long-term
10 cost savings that accrue from cost-effective
11 technologies and practices;

12 (G) achieves cost savings through the ap-
13 plication of cost-effective technologies and prac-
14 tices sufficient to pay the incremental addi-
15 tional costs of installing the cost-effective tech-
16 nologies and practices by not later than the
17 date that is 5 years after the date of installa-
18 tion; and

19 (H) includes recommendations to address
20 each of the matters, and a plan for implementa-
21 tion of each recommendation, described in sub-
22 paragraphs (A) through (G).

23 (d) AUTHORIZATION OF APPROPRIATIONS.—There
24 are authorized to be appropriated such sums as are nec-

1 essary to carry out this section, to remain available until
2 expended.

3 **SEC. 3. ENVIRONMENTAL PROTECTION AGENCY DEM-**
4 **ONSTRATION GRANT PROGRAM FOR LOCAL**
5 **GOVERNMENTS.**

6 (a) GRANT PROGRAM.—

7 (1) IN GENERAL.—The Administrator of the
8 Environmental Protection Agency (referred to in
9 this section as the “Administrator”) shall establish
10 a demonstration program under which the Adminis-
11 trator shall provide competitive grants to assist local
12 governments (such as municipalities and counties),
13 with respect to local government buildings—

14 (A) to deploy cost-effective technologies
15 and practices; and

16 (B) to achieve operational cost savings,
17 through the application of cost-effective tech-
18 nologies and practices, as verified by the Ad-
19 ministrator.

20 (2) COST SHARING.—The Federal share of the
21 cost of an activity carried out using a grant provided
22 under this section shall be 40 percent.

23 (3) MAXIMUM AMOUNT.—The amount of a
24 grant provided under this subsection shall not exceed
25 \$1,000,000.

1 (b) GUIDELINES.—

2 (1) IN GENERAL.—Not later than 1 year after
3 the date of enactment of this Act, the Administrator
4 shall issue guidelines to implement the grant pro-
5 gram established under subsection (a).

6 (2) REQUIREMENTS.—The guidelines under
7 paragraph (1) shall establish—

8 (A) standards for monitoring and
9 verification of operational cost savings through
10 the application of cost-effective technologies and
11 practices reported by grantees under this sec-
12 tion;

13 (B) standards for grantees to implement
14 training programs, and to provide technical as-
15 sistance and education, relating to the retrofit
16 of buildings using cost-effective technologies
17 and practices; and

18 (C) a requirement that each local govern-
19 ment that receives a grant under this section
20 shall achieve facility-wide cost savings, through
21 renovation of existing local government build-
22 ings using cost-effective technologies and prac-
23 tices, of at least 40 percent as compared to the
24 baseline operational costs of the buildings be-

1 fore the renovation (as calculated assuming a 3-
2 year, weather-normalized average).

3 (c) COMPLIANCE WITH STATE AND LOCAL LAW.—

4 Nothing in this section or any program carried out using
5 a grant provided under this section supersedes or other-
6 wise affects any State or local law, to the extent that the
7 State or local law contains a requirement that is more
8 stringent than the relevant requirement of this section.

9 (d) AUTHORIZATION OF APPROPRIATIONS.—There is
10 authorized to be appropriated to carry out this section
11 \$20,000,000 for each of fiscal years 2007 through 2012.

12 (e) REPORTS.—

13 (1) IN GENERAL.—The Administrator shall pro-
14 vide annual reports to Congress on cost savings
15 achieved and actions taken and recommendations
16 made under this section, and any recommendations
17 for further action.

18 (2) FINAL REPORT.—The Administrator shall
19 issue a final report at the conclusion of the program,
20 including findings, a summary of total cost savings
21 achieved, and recommendations for further action.

22 (f) TERMINATION.—The program under this section
23 shall terminate on September 30, 2012.

24 **SEC. 4. DEFINITIONS.**

25 In this Act:

1 (1) COST-EFFECTIVE LIGHTING TECH-
2 NOLOGY.—

3 (A) IN GENERAL.—The term “cost-effec-
4 tive lighting technology” means a lighting tech-
5 nology that—

6 (i) will result in substantial oper-
7 ational cost savings by ensuring an in-
8 stalled consumption of not more than 1
9 watt per square foot; or

10 (ii) is contained in a list under—

11 (I) section 553 of Public Law
12 95–619 (42 U.S.C. 8259b); and

13 (II) Federal acquisition regula-
14 tion 23–203.

15 (B) INCLUSIONS.—The term “cost-effec-
16 tive lighting technology” includes—

17 (i) lamps;

18 (ii) ballasts;

19 (iii) luminaires;

20 (iv) lighting controls;

21 (v) daylighting; and

22 (vi) early use of other highly cost-ef-
23 fective lighting technologies.

24 (2) COST-EFFECTIVE TECHNOLOGIES AND
25 PRACTICES.—The term “cost-effective technologies

1 and practices” means a technology or practice
2 that—

3 (A) will result in substantial operational
4 cost savings by reducing utility costs; and

5 (B) complies with the provisions of section
6 553 of Public Law 95–619 (42 U.S.C. 8259b)
7 and Federal acquisition regulation 23–203.

8 (3) OPERATIONAL COST SAVINGS.—

9 (A) IN GENERAL.—The term “operational
10 cost savings” means a reduction in end-use
11 operational costs through the application of
12 cost-effective technologies and practices, includ-
13 ing a reduction in electricity consumption rel-
14 ative to consumption by the same customer or
15 at the same facility in a given year, as defined
16 in guidelines promulgated by the Administrator
17 pursuant to section 3(b), that achieves cost sav-
18 ings sufficient to pay the incremental additional
19 costs of using cost-effective technologies and
20 practices by not later than the date that is 5
21 years after the date of installation.

22 (B) INCLUSIONS.—The term “operational
23 cost savings” includes savings achieved at a fa-
24 cility as a result of—

1 (i) the installation or use of cost-effective
2 technologies and practices; or

3 (ii) the planting of vegetation that
4 shades the facility and reduces the heating,
5 cooling, or lighting needs of the facility.

6 (C) EXCLUSION.—The term “operational
7 cost savings” does not include savings from
8 measures that would likely be adopted in the
9 absence of cost-effective technology and prac-
10 tices programs, as determined by the Adminis-
11 trator.

12 (4) GSA FACILITY.—

13 (A) IN GENERAL.—The term “GSA facil-
14 ity” means any building, structure, or facility,
15 in whole or in part (including the associated
16 support systems of the building, structure, or
17 facility) that—

18 (i) is constructed (including facilities
19 constructed for lease), renovated, or pur-
20 chased, in whole or in part, by the Admin-
21 istrator for use by the Federal Govern-
22 ment; or

23 (ii) is leased, in whole or in part, by
24 the Administrator for use by the Federal
25 Government—

1 (I) except as provided in sub-
2 clause (II), for a term of not less than
3 5 years; or

4 (II) for a term of less than 5
5 years, if the Administrator determines
6 that use of cost-effective technologies
7 and practices would result in the pay-
8 back of expenses.

9 (B) INCLUSION.—The term “GSA facility”
10 includes any group of buildings, structures, or
11 facilities described in subparagraph (A) (includ-
12 ing the associated energy-consuming support
13 systems of the buildings, structures, and facili-
14 ties).

15 (C) EXEMPTION.—The Administrator may
16 exempt from the definition of “GSA facility”
17 under this paragraph a building, structure, or
18 facility that meets the requirements of section
19 543(c) of Public Law 95–619 (42 U.S.C.
20 8253(c)).

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