

113TH CONGRESS  
1ST SESSION

# S. 52

To improve the energy and water efficiency of Federal buildings.

---

## IN THE SENATE OF THE UNITED STATES

JANUARY 22 (legislative day, JANUARY 3), 2013

Mrs. BOXER introduced the following bill; which was read twice and referred to the Committee on Environment and Public Works

---

## A BILL

To improve the energy and water efficiency of Federal buildings.

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 “Promoting Efficiency  
5 and Savings in Government Act”.

6 **SEC. 2. PURPOSES.**

7 The purposes of this Act are—

8 (1) to require the General Services Administra-  
9 tion to audit the energy performance of buildings  
10 owned by the General Services Administration and  
11 identify—

1 (A) steps that can be taken to improve en-  
2 ergy efficiency and reduce costs; and

3 (B) cost-savings that can be achieved by  
4 implementing energy efficiency measures;

5 (2) to establish minimum efficiency standards  
6 for buildings leased by the Federal government;

7 (3) to increase energy efficiency and reduce pol-  
8 lution; and

9 (4) to require regular reporting to Congress  
10 and the public on the energy use of Federal build-  
11 ings and the cost-savings and pollution reduction as-  
12 sociated with efficiency measures.

13 **SEC. 3. ENERGY AUDITS OF PUBLIC BUILDINGS.**

14 (a) IN GENERAL.—Not later than 1 year after the  
15 date of enactment of this Act, each energy manager (as  
16 defined in section 543(f)(1) of the National Energy Con-  
17 servation Policy Act (42 U.S.C. 8253(f)(1))) of a building  
18 owned by the General Services Administration shall carry  
19 out an audit of that building that—

20 (1) identifies any modifications necessary to im-  
21 prove energy efficiency that, within 10 years of im-  
22 plementation, will result in energy cost savings equal  
23 to the total investment made; and

1           (2) quantifies the estimated cost-savings associ-  
2           ated with any energy efficiency improvements identi-  
3           fied by the energy manager.

4           (b) REPORT.—Not later than 1 year after the date  
5 of enactment of this Act, the Administrator of General  
6 Services shall report to the Committee on Environment  
7 and Public Works of the Senate and the Committee on  
8 Transportation and Infrastructure of the House of Rep-  
9 resentatives on—

10           (1) all efficiency improvements identified in the  
11           audits carried out under subsection (a);

12           (2) the total estimated cost-savings associated  
13           with the efficiency improvements described in para-  
14           graph (1); and

15           (3) the status of implementation of the effi-  
16           ciency improvements described in paragraph (1).

17 **SEC. 4. IMPROVING EFFICIENCY OF LEASED BUILDINGS.**

18           Section 435 of the Energy Independence and Security  
19 Act of 2007 (42 U.S.C. 17091) is amended—

20           (1) in subsection (b)(2), by striking “paragraph  
21           (2)” and inserting “paragraph (1)”;

22           (2) by redesignating subsection (c) as sub-  
23           section (f); and

24           (3) by inserting after subsection (b) the fol-  
25           lowing:

1       “(c) OTHER EFFICIENCY IMPROVEMENTS.—In ac-  
2 cordance with subsection (d), beginning 1 year after the  
3 date of enactment of the Promoting Efficiency and Sav-  
4 ings in Government Act, each lease of a building or space  
5 in a building entered into by a Federal department or  
6 agency shall include, except under the conditions described  
7 in subparagraphs (B) through (D) of subsection (b)(1)—

8               “(1) a maximum energy intensity standard;

9               “(2) a lighting efficiency requirement, account-  
10 ing for appropriate task lighting; and

11              “(3) to the extent feasible, an incentive struc-  
12 ture that allows the Federal department or agency  
13 leasing the building or space and the building owner  
14 to share the financial savings of efficiency invest-  
15 ments and efficient operating practices.

16       “(d) STANDARDS.—

17              “(1) IN GENERAL.—Not later than 180 days  
18 after the date of enactment of this subsection, the  
19 Administrator of General Services, on the advice of  
20 the Secretary, shall issue minimum standards under  
21 paragraphs (1) and (2) of subsection (c) that are de-  
22 signed to improve efficiency in a cost-effective man-  
23 ner.

24              “(2) UPDATES.—The Secretary shall periodi-  
25 cally review the standards under paragraph (1) and

1 make any recommendations to the Administrator of  
2 General Services for revisions that the Secretary de-  
3 termines to be appropriate.

4 “(e) REPORT.—

5 “(1) IN GENERAL.—Not later than 1 year after  
6 the date of enactment of this subsection and every  
7 2 years thereafter, the Director of the Office of  
8 Management and Budget, in coordination with the  
9 Administrator of General Services, shall submit to  
10 Congress a report describing—

11 “(A) the implementation by each Federal  
12 department or agency of this section; and

13 “(B) the extent to which each Federal de-  
14 partment or agency has achieved compliance  
15 with the applicable requirements and standards  
16 of this section.

17 “(2) RELATIONSHIP TO EXISTING REPORTS.—A  
18 report under paragraph (1) may be incorporated  
19 into a related or similar report of a Federal agency  
20 prepared by that Federal agency to meet other simi-  
21 lar requirements.”.

22 **SEC. 5. LEASED BUILDING EFFICIENCY REPORTING.**

23 Section 3307(b) of title 40, United States Code, is  
24 amended by striking paragraph (7) and inserting the fol-  
25 lowing:

1           “(7) with respect to any prospectus for the con-  
2           struction, alteration, or acquisition of any building  
3           or space to be leased, an assessment of the future  
4           energy performance and water efficiency of the  
5           building or space, including, to the maximum extent  
6           practicable—

7                   “(A) a description of the energy efficient  
8                   and renewable energy systems, including photo-  
9                   voltaic systems, that are likely to be used in the  
10                  construction, alteration, or acquisition of any  
11                  building or space to be leased;

12                  “(B) a description of the water saving  
13                  technologies and systems that are likely to be  
14                  used in the construction, alteration, or acquisi-  
15                  tion of any building or space to be leased;

16                  “(C) the expected energy and water use in-  
17                  tensity for the building or space, as compared  
18                  to buildings of similar type and use;

19                  “(D) a description of alternative workplace  
20                  and other related strategies that are likely to be  
21                  employed to minimize the space requirements  
22                  and energy and water use of the building or  
23                  space;

24                  “(E) a description of the use of lifecycle  
25                  cost analysis; and

1           “(F) if applicable, a description of any fi-  
 2           nancing methods, such as energy service con-  
 3           tracts, that are likely to be used for improve-  
 4           ments described in subparagraphs (A) and  
 5           (B).”.

6 **SEC. 6. REPORTING ON BUILDING ENERGY AND WATER EF-**  
 7 **FICIENCY.**

8           Section 436(f) of the Energy Independence and Secu-  
 9           rity Act of 2007 (42 U.S.C. 17092(f)) is amended—

10           (1) in paragraph (7), by striking “and” after  
 11           the semicolon;

12           (2) by redesignating paragraph (8) as para-  
 13           graph (9);

14           (3) by inserting after paragraph (7) the fol-  
 15           lowing:

16           “(8) summarizes the energy and water use of  
 17           Federal buildings, including—

18           “(A) energy and water use data by Depart-  
 19           ment climate zone, building type, primary build-  
 20           ing use, agency, and building vintage;

21           “(B) data on—

22           “(i) total energy usage and energy  
 23           usage by heating, ventilation, and air-con-  
 24           ditioning, water heating, lighting, plug-  
 25           loads, and other subsystems; and

1                   “(ii) cost savings attributable to en-  
2                   ergy and water efficiency measures; and

3                   “(C) a description of the use of design or  
4                   technological features that contribute to reduc-  
5                   tions in energy and water use, as determined to  
6                   be appropriate for inclusion by the Federal Di-  
7                   rector; and”;

8                   (4) in paragraph (9) (as redesignated by para-  
9                   graph (2)), by striking “(7)” and inserting “(8)”.

○