

115TH CONGRESS
2D SESSION

S. _____

To accelerate smart building development, and for other purposes.

IN THE SENATE OF THE UNITED STATES

_____ introduced the following bill; which was read twice
and referred to the Committee on _____

A BILL

To accelerate smart building development, 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 “Smart Building Accel-
5 eration Act”.

6 **SEC. 2. FINDINGS.**

7 Congress finds that—

8 (1) the building sector uses more than 40 per-
9 cent of the energy of the United States;

10 (2) emerging building energy monitoring and
11 control technologies are enabling a transition of the

1 building sector to “smart” buildings that have dra-
2 matically reduced energy use and improved quality
3 of service to occupants;

4 (3) an analysis of select private-sector smart
5 buildings by the Department of Energy would docu-
6 ment the costs and benefits of the emerging tech-
7 nologies, promote the adoption of the technologies,
8 and accelerate the transition to the technologies;

9 (4) with over 400,000 buildings, the Federal
10 Government is the largest building owner in the
11 United States; and

12 (5) the Federal Government can also accelerate
13 the transition to smart building technologies by dem-
14 onstrating and evaluating emerging smart building
15 technologies using existing programs and funding to
16 showcase selected Federal smart buildings.

17 **SEC. 3. DEFINITIONS.**

18 In this Act:

19 (1) DEPARTMENT.—The term “Department”
20 means the Department of Energy.

21 (2) PROGRAM.—The term “program” means
22 the Federal Smart Building Program established
23 under section 4(a).

24 (3) SECRETARY.—The term “Secretary” means
25 the Secretary of Energy.

1 (4) SMART BUILDING.—The term “smart build-
2 ing” means a building, or collection of buildings,
3 with an energy system that—

4 (A) is flexible and automated;

5 (B) has extensive operational monitoring
6 and communication connectivity, allowing re-
7 mote monitoring and analysis of all building
8 functions;

9 (C) takes a systems-based approach in in-
10 tegrating the overall building operations for
11 control of energy generation, consumption, and
12 storage;

13 (D) communicates with utilities and other
14 third-party commercial entities, if appropriate;

15 (E) protects the health and safety of occu-
16 pants and workers; and

17 (F) is cybersecure.

18 (5) SMART BUILDING ACCELERATOR.—The
19 term “smart building accelerator” means an initia-
20 tive that is designed to demonstrate specific innova-
21 tive policies and approaches—

22 (A) with clear goals and a clear timeline;

23 and

1 (B) that, on successful demonstration,
2 would accelerate investment in energy effi-
3 ciency.

4 **SEC. 4. FEDERAL SMART BUILDING PROGRAM.**

5 (a) ESTABLISHMENT.—Not later than 1 year after
6 the date of enactment of this Act, the Secretary shall, in
7 consultation with the Administrator of General Services,
8 establish a program to be known as the “Federal Smart
9 Building Program”—

10 (1) to implement smart building technology;

11 and

12 (2) to demonstrate the costs and benefits of
13 smart buildings.

14 (b) SELECTION.—

15 (1) IN GENERAL.—The Secretary shall coordi-
16 nate the selection of not fewer than 1 building from
17 among each of several key Federal agencies, as de-
18 scribed in subsection (d), to compose an appro-
19 priately diverse set of smart buildings based on size,
20 type, and geographic location.

21 (2) INCLUSION OF COMMERCIALY OPERATED
22 BUILDINGS.—In making selections under paragraph
23 (1), the Secretary may include buildings that are
24 owned by the Federal Government but are commer-
25 cially operated.

1 (c) TARGETS.—Not later than 18 months after the
2 date of enactment of this Act, the Secretary shall establish
3 targets for the number of smart buildings to be commis-
4 sioned and evaluated by key Federal agencies by 3 years
5 and 6 years after the date of enactment of this Act.

6 (d) FEDERAL AGENCY DESCRIBED.—The key Fed-
7 eral agencies referred to subsection (b)(1) shall include
8 buildings operated by—

- 9 (1) the Department of the Army;
- 10 (2) the Department of the Navy;
- 11 (3) the Department of the Air Force;
- 12 (4) the Department;
- 13 (5) the Department of the Interior;
- 14 (6) the Department of Veterans Affairs; and
- 15 (7) the General Services Administration.

16 (e) REQUIREMENT.—In implementing the program,
17 the Secretary shall leverage existing financing mechanisms
18 including energy savings performance contracts, utility en-
19 ergy service contracts, and annual appropriations.

20 (f) EVALUATION.—Using the guidelines of the Fed-
21 eral Energy Management Program relating to whole-build-
22 ing evaluation, measurement, and verification, the Sec-
23 retary shall evaluate the costs and benefits of the buildings
24 selected under subsection (b), including an identification
25 of—

- 1 (1) which advanced building technologies—
2 (A) are most cost-effective; and
3 (B) show the most promise for—
4 (i) increasing building energy savings;
5 (ii) increasing service performance to
6 building occupants;
7 (iii) reducing environmental impacts;
8 and
9 (iv) establishing cybersecurity; and
10 (2) any other information the Secretary deter-
11 mines to be appropriate.

12 (g) AWARDS.—The Secretary may expand awards
13 made under the Federal Energy Management Program
14 and the Better Building Challenge to recognize specific
15 agency achievements in accelerating the adoption of smart
16 building technologies.

17 **SEC. 5. SURVEY OF PRIVATE SECTOR SMART BUILDINGS.**

18 (a) SURVEY.—The Secretary shall conduct a survey
19 of privately owned smart buildings throughout the United
20 States, including commercial buildings, laboratory facili-
21 ties, hospitals, multifamily residential buildings, and build-
22 ings owned by nonprofit organizations and institutions of
23 higher education.

24 (b) SELECTION.—From among the smart buildings
25 surveyed under subsection (a), the Secretary shall select

1 not fewer than 1 building each from an appropriate range
2 of building sizes, types, and geographic locations.

3 (c) EVALUATION.—Using the guidelines of the Fed-
4 eral Energy Management Program relating to whole-build-
5 ing evaluation, measurement, and verification, the Sec-
6 retary shall evaluate the costs and benefits of the buildings
7 selected under subsection (b), including an identification
8 of—

9 (1) which advanced building technologies and
10 systems—

11 (A) are most cost-effective; and

12 (B) show the most promise for—

13 (i) increasing building energy savings;

14 (ii) increasing service performance to
15 building occupants;

16 (iii) reducing environmental impacts;

17 and

18 (iv) establishing cybersecurity; and

19 (2) any other information the Secretary deter-
20 mines to be appropriate.

21 **SEC. 6. LEVERAGING EXISTING PROGRAMS.**

22 (a) BETTER BUILDING CHALLENGE.—As part of the
23 Better Building Challenge of the Department, the Sec-
24 retary, in consultation with major private sector property
25 owners, shall develop smart building accelerators to dem-

1 onstrate innovative policies and approaches that will accel-
2 erate the transition to smart buildings in the public, insti-
3 tutional, and commercial buildings sectors.

4 (b) RESEARCH AND DEVELOPMENT.—

5 (1) IN GENERAL.—The Secretary shall conduct
6 research and development to address key barriers to
7 the integration of advanced building technologies
8 and to accelerate the transition to smart buildings.

9 (2) INCLUSION.—The research and development
10 conducted under paragraph (1) shall include re-
11 search and development on—

12 (A) achieving whole-building, systems-level
13 efficiency through smart system and component
14 integration;

15 (B) improving physical components, such
16 as sensors and controls, to be adaptive, antici-
17 patory, and networked;

18 (C) reducing the cost of key components to
19 accelerate the adoption of smart building tech-
20 nologies;

21 (D) data management, including the cap-
22 ture and analysis of data and the interoper-
23 ability of the energy systems;

1 (E) protecting against cybersecurity
2 threats and addressing security vulnerabilities
3 of building systems or equipment;

4 (F) business models, including how busi-
5 ness models may limit the adoption of smart
6 building technologies and how to support
7 transactive energy;

8 (G) integration and application of com-
9 bined heat and power systems and energy stor-
10 age for resiliency;

11 (H) characterization of buildings and com-
12 ponents;

13 (I) consumer and utility protections;

14 (J) continuous management, including the
15 challenges of managing multiple energy systems
16 and optimizing systems for disparate stake-
17 holders; and

18 (K) other areas of research and develop-
19 ment, as determined appropriate by the Sec-
20 retary.

21 **SEC. 7. REPORT.**

22 Not later than 2 years after the date of enactment
23 of this Act, and every 2 years thereafter until a total of
24 3 reports have been made, the Secretary shall submit to
25 the Committee on Energy and Natural Resources of the

1 Senate and the Committee on Energy and Commerce and
2 the Committee on Science, Space, and Technology of the
3 House of Representatives a report on—

4 (1) the establishment of the Federal Smart
5 Building Program and the evaluation of Federal
6 smart buildings under section 4;

7 (2) the survey and evaluation of private sector
8 smart buildings under section 5; and

9 (3) any recommendations of the Secretary to
10 further accelerate the transition to smart buildings.