

GREEN BUILDING POLICY



Government of Kerala

(DRAFT)

Prepared by

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Suggestions and feedbacks on the draft green building policy may be sent to Chief Architect, PWD in the e-mail address carch.pwd@kerala.gov.in

1 PREAMBLE

1.1 The Background

The Building Industry plays a leading role in our country's fast growing economy. In Kerala also, the construction sector contributes a major share to our economy. But this uncontrolled growth possesses grave challenges for us and the environment. Large quantities of natural resources like forest, soil cover, water and energy are extensively used in building industry. The use of energy intensive materials is constantly eroding the quality of our environment. Globally, buildings are responsible for at least 40% of energy use. Almost 70% of the energy consumed in building is for lighting, air conditioning and water heating with over 40% of the global water consumption claimed by the construction industry, water is becoming a scarce commodity.

Building operations and inhabitant activities generate huge quantity of waste also. Almost 48 % of all solid waste is generated by building. This quantum of waste over stresses the waste management system. The mixed waste produced by the building contains 5-15% recyclable materials which can be further utilized.

Building activities have directly contributed to almost 50% of the air and water pollution. Urbanisation has resulted in the rapid decrease of green vegetation cover, thus contributing to global warming due to the increased use of air conditioners and emission of greenhouse gases.

To prevent energy loss and to decrease the energy supply demand gap, the Central Government has enacted the 'Energy Conservation Building Code' (ECBC) in 2001 and has constituted 'Bureau of Energy Efficiency' under the Ministry of Power. The 'Indian Green Building Council' (IGBC) started in 2001 has been able to create awareness in the national level in this direction. They

have given many suggestions to achieve energy savings and environment friendliness in the building sector.

1.2 Green Concepts

The green concept and techniques are aimed to achieve energy efficiency, effective waste management, consideration of natural resources and minimum use of fossil fuels. Construction methodology based on these concepts promotes to the health and well-being of the individual and the society at large. These buildings consume minimum energy, water and other resources during the entire life cycle.

1.3 Green Concepts in Kerala Scenario

Kerala being an environmentally sensitive geographic region with resource deficiency, it is desirable to promote the green building technology in an organised way. A green building policy can be formulated by the government of Kerala to provide guidelines for the various organisations in the building sector. While energy performance of the building is the primary focus in green building context, water conservation and the use of sustainable materials needs for most attention considering the peculiar characteristics of our state.

2. THE POLICY

The policy initiatives delineated here comprise strategies aimed to:

2.1 Constructing self sustainable buildings which consume minimum energy, water and other resources during the entire life cycle and cause the least adverse impact on the environment without compromising the standard comfort levels.

2.2 Popularise and implement Green Building concepts, considering the negative impact and exploitation of natural resources caused by conventional buildings both in its construction stage and operation stage.

2.3 Issuing guide lines to various organisations in the building sector to adopt the green building policy in the construction of new building and its implementation in existing building.

2.4 Implementation energy conservation codes, results in reduced operations costs and improves the employees productivity and satisfactory by providing comfortable interior and exterior spaces.

2.5 Enhance occupant's health and comfort by facilitating adequate air, thermal and acoustic conditions and thus by minimizing the strain on local infrastructure.

2.6 Minimize the demand on non- renewable sources.

2.7 Maximize the use of efficient building materials and construction Practices.

2.8 Maximise re-use, recycling and utilisation of renewable resources.

2.9 Reduce the environmental damage we create. Carry out necessary corrective measures for the benefit of Mother Earth and for our future generations.

3. OBJECTIVES

The Government have set the following immediate objectives for the implementation of green building policy in the state.

3.1 Green building techniques shall be implemented in buildings which shall be classified into suitable groups based on the plinth area.

3.2 Since there are no existing mandatory directions for Governmental and nongovernmental organisations to implement green building policy guide lines in buildings, the policy has to cover both existing and new buildings.

3.3 Priority shall be given to large buildings in urban and semi urban areas with emphasis on retrofitting of existing buildings.

3.4 Conserve the natural resources, reducing the soil waste or zero discharge of waste, improved air and water quality, protection of ecosystem and biodiversity thus mitigating the adverse impact of the built environment on human health.

3.4.1 Establish a building system which relies on passive architectural interventions in the building design, high efficiency materials, and up-to-date engineering technology. By adopting these we aim to reduce the consumption of electricity by 40 to 60% in these buildings as compared to the conventional buildings and water consumption by 40 to 80%.

3.4.2 On-site energy generation

By using solar thermal panels and other sources of non-conventional energy, the green buildings attempt to work towards on-site energy generation. This can reduce the dependence on power grid.

3.4.3 By employing waste management strategies these buildings aim to minimise the burden on municipal waste management facilities.

3.4.4 Limiting the all kind of pollution during and after construction is also aimed at to ensure reduced impact on surrounding environment. These buildings ensure proper safety health and sanitation facilities for labours and occupants.

3.4.5 Building Image:

As Green Building are perceived as highly social responsible, environment friendly and sustainable, they offer higher image and by adopting the policy, Government aim to give a face lift to the building sector under Government and thus improve the image of the concerned departments.

4. SCOPE

Buildings shall be grouped under different categories based on plinth area.

Building with plinth area less than 2500Sq.m shall be treated as small buildings provided there is no future expansion. Buildings with more than 2500 sq.m plinth area shall be treated as large for the purpose of green building grouping. In addition to above classification, large campus development projects with built up area more than 1,50,000Sq.m shall be treated under a special category.

Building Type	Area	Features
Small	Below 2500Sqm	Minimum requirement for a 3star under SWAGRIHA or Silver under LEED
Large	2500 Sqm and above	Minimum requirement for 4Star under GRIHA or Gold under LEED
Campus	More than 1,50,000Sqm	5 Star under GRIHA or Platinum under LEED.

5. IMPLEMENTATION

5.1 Government Buildings under PWD

PWD Buildings have to play an important role by demonstrating the commitment by fully adopting the green building in all new buildings. A core team with trained members from various disciplines including experts from outside PWD may be formed to guide all units in planning, designing and implementing the projects. Assistance of experienced consultants may be utilised in the some initial projects. Ratings from GRIHA/LEED may be attempted to ensure that the processes are complaint with the standard practices. Schedule of Rates for specific items required to be adopted to accommodate green features need to be formulated to facilitate the preparation of estimates. Post occupancy evaluation may be carried out through internal teams suitably trained for the purpose.

5.2 Other Government Building

Buildings developed by other public organizations (other than those taken up by PWD) need to be brought under the green building policy making them committed through internal initiatives. It is advisable to make the rating from GRIHA/LEED mandatory for the building projects undertaken by such organizations. In case of difficulty, they may be advised to take the guidance of the core committee for green building compliance. The approval by the local body for such buildings may be linked to the commitment to certification by GRIHA/LEED or by the specific recommendations of the core committee.

5-3 Private Buildings

Private Buildings other than residential buildings with plinth area less than 500Sq.m in individual plots and may have to go for ratings under GRIHA/LEED with appropriate levels of certification applicable based on the decisions of the local body. Local bodies can enter into MOU's with the rating agencies for speedy implementation at affordable costs. The approvals may be linked to the commitments obtaining rating proposed above made by the applicants. For small residential buildings mentioned above minimum criteria (may be single star under SWGRIHA or IGBC green home rating equivalent) can be developed and local body approval can be linked to certification of licensed Engineers trained in green building practices.

5-4 Existing Buildings

A different strategy is required for converting the existing buildings into green buildings. Only buildings of large area say more than 2500Sq.m may be considered for this purpose. Since it is difficult to consider the private buildings, only public buildings may be targeted. Buildings with area more than stipulated above may be surveyed by experienced team under the supervision and guidance of the core committee and only technically and financially feasible buildings can be chosen. Action plan to convert the buildings may be developed considering the availability of the fund. Government may consider the possibility of central assistance through MNRE for taking up such projects.

5-5 Green Building Regulatory Committee

It has been decided to constitute a Green Building Regulatory Committee to regulate and coordinate green building activities under PWD with Secretary to Government, PWD as the chairman

and Chief Engineer (Buildings), Chief Architect, and Chief Engineer LSGD as members.

This core committee under shall be entrusted with task of overseeing the entire implementation of the green building policy by providing necessary technical advises and directions to various organizations and local bodies in addition to their role in ensuring that all PWD buildings are built with green principles. The review of the policy may be carried out based on the inputs by the committee as and when required.

5-6 Green Building Guidance Team.

It has been decided to constitute a team for Green Building Guidance under Green Building Regulatory Committee (GBRC) to give guidance in design and construction of buildings under Government of Kerala with a built up area of 5000Sq.m or below.

5-6-1 Structure of the Green Building Guidance Team

- i. Deputy Architect deputed by the Chief Architect, PWD.
- ii. Landscape Architect deputed by the Chief Architect, PWD
- iii. Assistant Executive Engineer (Electrical) ,PWD
- iv. A Green Building Expert nominated by GBRC.

The members of the team shall have the qualifications to evaluate the green building projects under their discipline for basic evaluation and submission.

5-6-2 Duties and Responsibilities of Green Building Evaluation Team

Deputy Architect, Office of the Chief Architect, PWD

The Officer shall give guidance in the Architectural parameters of the design mentioned in the rating system such as conformity to existing bye laws, proper preservation of natural landscape and efficient planning of utilities.

He shall also see that the design is climate responsive and with adequate day lighting and efficient usage of water, energy and materials.

The Landscape Architect, Office of the Chief Architect, PWD

The Officer shall give guidance in the preservation of existing vegetation, top soil preservation and stabilization, minimise area of hard paving and parking. He also give guidance with respect to the measures taken for prevention of soil erosion.

Assistant Executive Engineer (Electrical), PWD

The Officer shall give guidance compliance with respect to implementation of ECBC norms and comfort levels as per NBC and utilizations of renewable energy for all need of the building and occupants. He shall also give guidance on optimization of energy performance, with adequate day lighting avoiding over design of lighting system.

5-7 Post Occupancy Evaluation

Government have decided to utilize the service of Green Building Guidance Team for a critical analysis on energy performance of existing important buildings undergo. Necessary technical and non-technical remedies shall be adopted to reduce the energy consumption in these buildings by a margin of 15-25% within a time span of 3 years. For this sufficient direction shall be given to concerned department/authorities to adopt relevant sections of ECBC. The mandatory provisions of ECBC shall be strictly followed.

5-8 Awareness Campaign

Government shall take necessary action to propagate Green Building ideas, concepts and construction techniques through various media in co-operation with concerned government departments, agencies and with external terms and individuals who are expert in the field. Government aims to create and maintain a green outline in the society by creating awareness among all the groups engaged in building industry. This includes

all the technical persons engaged, labours, contractors client departments and even public.

5-9 Training activities:

Government shall take necessary steps to equip all concerned departments in green building technology and methods by the end of 2013. Series of workshops and seminars shall be arranged to make PWD officials competent in the technology and the process has already started. Consequently district wise training programme for labours and contractors shall be arranged to create large pool of trained manpower.

5-10 Promotional activities:

All kinds of promotional activities announced by MNRE and other central agencies shall also be followed here. This shall include annual cash award and citation for green building rated 5star and upto 3star.

5-10-1 Incentives to Local Bodies:

State shall announce an annual award and citation for local bodies (LSGIs) including Municipalities,Corporations and other urban local bodies who are seriously in green building activities.

5-10-2 Tax Exemption:

Government shall announce a rebate in property tax and in building tax for energy efficient buildings rated under any rating criteria.

Government shall announce a rebate in property tax and building tax separately for efficiency in:

- i. Energy utilisation
- ii. Waste treatment
- iii. Non-Conventional energy

5-10-3 Memorandum of Understanding

Government shall take necessary steps to sign MoU with GRIHA Secretariat in presence of MNRE for large scale promotion of green

building in the state to get all the new and important buildings rated.

5-10-4 Subsidy for Solar Photovoltaic installations

It has been decided to support SPV systems through subsidy which shall be made available under MNRE for urban areas.

5-10-5 Incentives to Architects/Engineers/Design consultants/contractors:

To encourage Architects/Engineers/Design consultants/contractors and Firms to design buildings in Green Architectural concepts and get them rated, incentives shall be announced annually.

5-10-6. Building Owners: Reimbursement of 90% of the registration cum rating fee for projects up to 5000Sq.m with a minimum 3Star rating and for projects with a built up area more than 5000Sq.m with a minimum 4Star rating shall be announced as per GRIHA norms.

5-10-7 Relaxation of FAR

Relaxation Clause in FAR with additional fee in Rule No. 31 of KMBR shall be modified for Green Buildings. Extra Fee collected shall be reimbursed partly for Green Buildings rated 4 and 5 star under GRIHA and Gold and Platinum rated under LEED.

5-11 Rating System:

It has been decided to adopt a rating system for green building which is an evaluation tool that measures environmental programme of a building through its life cycle. GRIHA one of the rating system developed by TERI endorsed by Ministry of New and Renewable Energy (MNRE), Government of India, have been adopted for buildings with a built up area of more than 2500Sq.m and SVA GRIHA, a modified but simplified version of GRIHA has been adopted for buildings with a built up area less than 2500 Sqm. The rating system LEED adopted by Indian Green Building Council has also been used for rating wherever applicable.

5-11-1 Classification of Green Buildings

The classification specified in the GRIHA rating system and LEED rating system shall be decided to adopt here also.

5-12 Revision of PWD Schedule

Government shall take necessary steps to update the PWD schedule of rates and specifications and to include more items which are to be used for Green Building activities referring available data books, codes and schedule of rates and specifications of Central Government agencies.

5-13 Waste management

In absence of proper and scientific ways of collection and treatment of municipal solid waste and other waste, Kerala State faces severe health and environmental problems. To manage this acute situation, Government has decided to implement multi-level waste management system, so that the state will become zero waste discharge state by the end of 2015.

Following are the main objectives for managing waste in a sustainable way:

- i. Minimization and reuse of waste.
- ii. Recovery and recycling of waste.
- iii. Safe and final disposal of waste.

5-13-1 Action Plan

To achieve this, a three-pronged strategy shall be implemented as follows:

- i. Mass awareness campaign:
 - Organize mass awareness program to propagate information and educate public on cleanliness in the neighbourhoods.

- ii. Cleanliness campaign:
 - Government shall announce a week long campaign with the slogan ‘ CLEAN KERALA’ to be conducted every year before monsoon.

- iii. Public participation:
 - ‘ CLEAN KERALA’ programme shall be conducted by participation of general public, school and college students, NSS, youth cadets, youth organizations, government servants, NGOs, political parties, residential associations, environmental activist etc.

5-13-2 Implementation

Steps shall be taken to make provision for waste treatment plant mandatory for all types of buildings. Sufficient subsidy for waste treatment plants shall be made available through various agencies.

For the successful execution of ‘CLEAN KERALA’ mission, a multi-level waste management system shall be implemented within a span of two years as detailed below:

- i. Appropriate waste treatment system shall be installed in all dwelling units with financial help from government.

- ii. Waste treatment system shall be made mandatory for community centres, housing colonies, canteens, hotels, apartments etc.

- iii. Waste treatment plant and biogas plant shall be made compulsory in all market places.

- iv. MSW (municipal solid waste) treatment plant shall be installed in all major municipalities as first phase.

- v. E-toilets shall be installed in all public places.
- vi. Mobile incinerators shall be provided wherever it is needed.
- vii. Untreatable waste shall be used as landfill for road construction.
- viii. Plastic waste shall be shredded and used as ingredient in bitumen and used for paving the roads.

5-14 Periodical Evaluation:

The implementing agencies shall set up arrangements to monitor and evaluate the projects every 5 years and shall furnish progress report and other information to the concerned Rating Agency.

5-15 Pilot Projects

As a major criterion of the Green Building Policy, Government have decided to execute a Green Project in each District on an experimental basis. The concerned Division offices of PWD (Buildings) shall be equipped with all knowledge, technology and man power required for the successful execution of these projects.

CONCLUSION

Building tradition in Kerala has all along been evolved by adopting sustainable green building practices. Since sustainable construction is gaining prominence in the backdrop of present day construction scenario, the Government endeavours to promote Green Building concepts and practices in a planned manner. This Policy document is envisaged as an evolving framework of green building technology which may be improved suited to the present and future requirements.

