



State of Illinois
CAPITAL DEVELOPMENT BOARD
GREEN BUILDING WAIVER

The Illinois Green Building Act (20 ILCS 3130) requires state buildings to meet strict national green building standards

CDB project advertisements will state the green building certification requirement.

Waivers may be granted by CDB or the appropriate agency when the applicant can demonstrate and document:

- An unreasonable financial burden taking into account the operating and construction costs over the life of the building and total cost of ownership of the building, or;
- An unreasonable impediment to construction, or;
- That the guidelines would impair the principal function of the building, or;
- That the guidelines would compromise the historic nature of the structure.

To request a waiver, submit the waiver documentation to the CDB project manager no later than Program Analysis portion of the process. Waiver documentation should include:

- 1) A letter from using agency director or designee requesting a Green Building waiver.
- 2) Documentation from A/E required for each applicable category which may include but not limited to:
 - a) Preliminary budget analysis which may include cost analysis, life cycle analysis, energy modeling, and other pertinent information demonstrating compliance will be an unreasonable financial burden to the project or;
 - b) Preliminary schedule and analysis of impact to construction time or;
 - c) Detailed information on how the implementation of the green building requirements would impair the principal function of the building or;
 - d) Documentation on the historic status of the structure and how the green building requirements would compromise the historic nature of the building.
 - e) For an existing building, verification that the renovation is less than 40% the replacement cost of the building.

Process:

- 1) The A/E will submit waiver form, letter from the using agency Director, and supporting documentation to the CDB project manager.
- 2) The project manager, in consultation with the regional manager, will review and, if approved, forward the package and a memo requesting a review to the Professional Services administrator.
- 3) The Professional Services administrator will assign the review to appropriate staff in that unit. A request for review form will be attached to the information package. The reviewer will mark accepted or rejected and return to the Professional Services administrator. If rejected, the package will be returned to the project manager.
- 4) If accepted, the Professional Services administrator will review and, if approved, forward it to the Construction administrator.
- 5) The Construction administrator will review and if approved, forward it to Executive Director.
- 6) The Executive Director will review and provide final approval.
- 7) The package will be returned to the Professional Services administrator. Copies will be sent to central files and the project manager.