

## S. 2335, Smart Building Acceleration Act of 2019

Accelerates the transition to smart buildings by supporting research and by documenting the costs and benefits of emerging technologies in private-sector and federal government buildings. Requires a survey of privately-owned smart buildings, directs smart building retrofits in certain federal buildings to quantify costs and benefits, and directs R&D to reduce barriers for the adoption of smart building technologies.

**Establishes the Federal Smart Building Program** with goal of

- A) implementing smart building technology, and
- B) demonstrating the costs and benefits of smart buildings.

**The Secretary shall choose not less than 1 building from among each of several key Federal agencies** (including the Departments of the Army, Navy, Air Force, Energy, Interior, Veterans Affairs, and General Services Administration) for the implementation of smart building technologies, ensuring a diverse selection of buildings based on size, type, and geographic location. Buildings that are federally owned and commercially operated may be included.

**The Secretary shall evaluate costs and benefits of each building renovation** to determine which advanced building technologies:

- are most cost-effective
- increase building energy savings
- increase service performance
- reduce environmental impacts, and
- establish cybersecurity.

**The Secretary shall conduct a survey of privately-owned smart buildings** and, in partnership with major private sector property owners, develop smart building accelerators to demonstrate innovative policies and approaches that will accelerate the transition to smart buildings in public, institutional, and commercial spaces.

**The Secretary shall conduct R&D to address key barriers** to integration of advanced building technology to accelerate the transition. R&D conducted should include:

- achieving whole-building, systems-level efficiency through smart system and component integration
- improving physical components of sensor and controls to be adaptive, anticipatory, and networked
- reducing costs of key components
- capturing and analysis of data and interoperability of energy systems
- protecting against cybersecurity threats and vulnerabilities, and
- other areas as determined appropriate by the Secretary.

**Secretary shall establish targets** within 18 months for the number of smart buildings to be commissioned and evaluated by key Federal agencies 3 years and 6 years after the date of enactment;

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**Cosponsors:** Senator Smith

**Legislative History:** This legislation was introduced as a part of the Energy and Natural Resources Act of 2017 (S. 1460) during the 115<sup>th</sup> Congress and received a full committee hearing by the Senate ENR on 9/19/2017.

This legislation was also introduced as a part of the Energy Policy Modernization Act of 2015 (S. 2012) during the 114<sup>th</sup> Congress. As a part of this package, this legislation was reported favorably by Senate ENR on 9/09/2015 and was passed by the Senate as amended by a vote of 85-12.