



## **HOUSE BILL 251**

### **BUILDING OPERATOR CERTIFICATION REQUIREMENTS**

The intent of certifying Designated Building Operators at all state-funded facilities is for “cost effectively reducing the energy consumption of ...state-funded facilities, thereby promoting fiscal, economic, and environmental benefits to this state...” through optimum maintenance and operational practices. The following rules outline the certification requirements:

#### **DEFINITIONS**

Building Operator Certification (BOC) – a nationally recognized professional development program, administered with oversight from a committee of advisors representing public and private sector employers of building operators. The BOC program is designed to provide training and certification on energy-efficient maintenance, operations, safety, and best building practices, including Indoor Environmental Quality and OSHA regulation.

Designated Building Operator – a person or persons, certified by an approved training program and designated by a state agency, to be responsible for overseeing the energy-efficient maintenance and operational practices of one or more facilities managed by a State-Funded Entity.

Facility – any building or campus setting, or other structure that includes major energy-consuming components or equipment, which would include: computers, communications, and other electronic equipment, lighting, hot water, heating, ventilating, cooling, water filtration and purification systems.

State-Funded Entity – any state agency, department division, bureau, office, unit, board, commission, authority, quasi-governmental entity or institution; including those otherwise excluded from oversight by the Department of Administrative Services (DAS)

#### **WAIVERS**

State agencies may apply for a waiver of compliance from the Department of Administrative Services for the following reasons:

- Insufficient training funds (candidates are encouraged to use Workforce Development or Tuition Assistance funding whenever possible).
- Low energy-consumption buildings. Building facilities of less than 75,000 BTU/SQFT.
- Designated Building Operator(s) are already certified through an approved certification program that provides similar training on energy-efficient maintenance and operation practices. The approved certification programs include:
  1. International Facilities Management Association designations: CFM (Certified Facility Manager) and FMP (Facility Management Professional)
  2. Building Owners and Managers Association / Building Owners Managers Institute designations: - RPA (Real Property Administrator); FMA (Facilities Management Administrator); SMA (Systems Maintenance Administrator) or SMT (Systems Maintenance Technician).



## **RULE STATEMENTS**

- All state-funded facilities (with the exception of higher education facilities) will be managed by at least one Designated Building Operator certified under the Building Operator Certification Program, or an approved equivalent program.
- Any State-Funded Entity that is not responsible for facility maintenance functions and is occupying "leased space," as opposed to "state-owned and/or state-managed" space, will be exempt from the Building Operator Certification requirements of House Bill 251.
- State-Funded Entities that manage facilities located in regions or districts throughout the state will be required to assign at least one Designated Building Operator to manage facilities in each region or district.
- State-Funded Entities that provide centralized facility-related direction and/or services to multiple centers or campuses will be required to assign at least one Designated Building Operator to manage multiple facility locations.
- The energy usage of each facility shall be monitored and continuously compared to the baseline; as well as compared to previous year performance. The *EPA Portfolio Manager Database* will be used to track and manage energy usage. (See the following website link for more information on the Portfolio Manager Database System and the Energy Audit Requirements of Executive Order 2007-02S. <http://www.das.ohio.gov/gsd/oes/auditguide.htm> )
- All State-Funded Entities that manage facilities are required to register and certify their Designated Building Operator(s) by April 6, 2009.
- The Building Operator Certification Program is administered through the Ohio Public Facilities Maintenance Association (OPFMA), P.O. Box 835, Cleveland, Ohio 44070;  
(440) 716-8518 – telephone;  
(866) 570-7880 – toll free;  
(440) 716-8519 – fax;  
[info@opfma.org](mailto:info@opfma.org). – E-mail.  
[http://www.opfma.org/BOC\\_page.htm](http://www.opfma.org/BOC_page.htm) – website