

Green Building Administrative Measures of Wuhan City

(Promulgated by Order No. 310 of Wuhan Municipal People's Government on February 10th, 2022)

Chapter I General Provisions

Article 1 In order to standardize and promote the development of green buildings, improve the quality of human settlements, facilitate carbon peak and carbon neutrality, and promote the construction of ecological civilization, in accordance with the *Construction Law of the People's Republic of China*, *Energy Conservation Law of the People's Republic of China*, *Civil Building Energy Conservation Regulations* and other laws and regulations, and based on the actual situation of Wuhan City, these measures are formulated.

Article 2 These Measures shall apply to the planning and construction, operation and maintenance, supervision and

management activities of green buildings within the administrative area of Wuhan City.

The green buildings referred to in these measures are buildings that conserve resources, protect the environment, reduce pollution, provide healthy, applicable and efficient use of space, and realize the harmonious coexistence between humans and nature throughout the whole life cycle of the buildings. Green buildings are divided into 4 levels from low to high according to national standards: basic, one-star, two-star and three-star.

Article 3 New civil buildings within the scope of urban construction land shall be constructed in accordance with the green building standards at the basic level or above (the same below).

Centrally built affordable housing and real estate projects with a floor area of more than 100,000m² shall be constructed in accordance with the green building standards at one-star or above.

Office buildings for government agencies, large public buildings and public welfare public buildings invested in by the government shall be constructed in accordance with the green building standards at two-star or above.

Wuhan City encourages other buildings outside the aforementioned scope to be built in accordance with the green

building standards.

Article 4 The municipal and district people's governments (including the Wuhan East Lake New Technology Development Zone, Wuhan Economic and Technological Development Zone, and Municipal East Lake Eco-tourism Scenic Area Administrative Committee, the same below) shall incorporate green building efforts into the national economic and social development plans, strengthen the leadership over green building initiatives within their respective jurisdictions, establish and improve the working mechanisms, and promote the development of green buildings.

Article 5 The municipal and district urban and rural construction departments shall be responsible for the guidance, supervision and management of green building development within their respective jurisdictions.

Departments including development and reform, natural resources and planning, housing security and housing management, ecological environment, finance, science and technology, water affairs, gardens and forestry, market regulation, economy and informatization, education and government affairs management, in accordance with their respective responsibilities, shall collaboratively undertake the work of green building development.

Article 6 The municipal and district people's governments and relevant departments shall, through various means, extensively

carry out green building publicity, popularize green building knowledge, advocate low-carbon energy conservation and encourage the public to participate in green building-related activities.

Chapter II Planning and Construction

Article 7 The municipal competent authority of urban and rural construction shall, in accordance with the national economic and social development plans, and in combination with the actual urban construction conditions, organize the formulation of Wuhan City's green building development plan, which shall be submitted to the Municipal People's Government for approval before implementation.

The green building development plan shall specify the green building development objectives, protective measures, overall layout, green ecological urban areas, centralized green building demonstration zone and green construction.

Article 8 The competent authority of natural resources and planning shall, in accordance with the requirements of the green building development plan, explicitly incorporate green building requirements into the planning and design conditions for construction land.

Article 9 The development and reform authority shall review the feasibility study report or project application report

for civil construction projects subject to the approval or approval system to ensure the implementation of green building-related indicator requirements.

Article 10 The builder shall carry out construction works in accordance with the designated green building level requirements, and publicly display the green building level and the main technical measures for green building at the construction site.

The project proposal, feasibility study report or project application report of a new civil construction project shall include information about the green building level, green construction methods, and other relevant content.

When the constructor commissions design, construction, and supervision for new civil construction projects, the contract shall stipulate the requirements for green building level, green construction methods, and other relevant aspects.

If a new civil construction project undergoes bidding in accordance with the law, the bidder should include the green building level, green construction methods, proportion of green building materials application, and other requirements of the project in the bidding documents.

Article 11 Designers should implement the green building level standards in documents such as civil building conceptual design, preliminary design, and construction drawing design.

They should also prepare a dedicated section for green building design in these documents.

Article 12 Review agencies for construction drawing design documents shall conduct reviews in accordance with green building standards. They must not issue approval opinions for construction drawing design documents that do not meet the requirements of green building standards.

For construction drawing design documents that need to be changed, they shall be reviewed again in accordance with the construction drawing design document review procedures.

Article 13 The contractor shall formulate a green construction plan, establish a green construction control process, and implement green construction practices.

The contractor shall implement green building technical measures in accordance with the design documents and green building standards.

Article 14 The supervision entity shall develop detailed supervision procedures based on the design documents and green building standards, and then carry out the supervision accordingly.

The supervision entity shall inspect the quality of green building materials that enter the construction site.

Article 15 The project quality inspection institution shall, in accordance with the project quality management

regulations and relevant technical standards, conduct specialized testing for green buildings and issue inspection reports.

Article 16 When the builder organizes the completion acceptance, it shall assess whether the new civil construction project complies with the construction drawing design documents and green building standards, among other requirements.

Article 17 The competent authority in charge of urban and rural construction shall integrate the green building requirements into the construction project quality and safety supervision system, supervise the quality of construction projects and conduct of constructors, and release local green building information in a timely manner.

Article 18 Real estate development enterprises, during the sale of properties, shall publicly display the green building level of the project design at the sales site or through online platforms. The green building level, energy consumption indicators, main energy-saving measures, operational maintenance, and other related information should be included in the contracts for buying and selling residential properties, as well as in the residential quality guarantee certificate and residential usage instructions.

Chapter III Operation and Maintenance

Article 19 The operation and maintenance of green

buildings shall comply with the following requirements:

(1) Comprehensive management systems for energy conservation, water conservation and greening;

(2) The facilities and equipment for energy-saving, water-saving, and, rainwater and sewage diversion are in normal operation;

(3) Heating, ventilation, air conditioning, lighting, water supply, power supply, gas supply and other equipment metering devices operate normally, and the relevant records are complete;

(4) Pollutants such as waste gas, sewage and noise generated in the course of operation shall be discharged up to standard;

(5) Properly set up waste containers and implement the separate collection;

(6) Other requirements stipulated by the State, province and Wuhan City.

Article 20 The owner of a building shall conduct regular maintenance and upkeep of the green building's public facilities. They can also delegate this responsibility to the lessee, property management company, or professional service entity to ensure that the operation of the green building meets the corresponding level requirements.

Article 21 Property management companies shall establish management systems to ensure the proper operation of green buildings according to the terms of the property service contract.

They shall employ personnel with the appropriate technical skills or entrust professional service entities to be responsible for the maintenance and upkeep of green buildings.

Article 22 When the building owner or user carries out renovation of a green building, the use functions of green building-related equipment and facilities such as the original enclosure structure, energy-using equipment, and renewable energy system shall be maintained.

Article 23 The owners or users of office buildings and large public buildings of state organs shall establish and improve the management energy-saving management systems and operational procedures for energy systems in the buildings.

Article 24 Renovation of construction projects included in the scope of comprehensive renovation of old urban areas, urban appearance improvement, and seismic reinforcement of existing buildings is encouraged to be carried out in accordance with green building standards.

The green renovation of existing buildings is encouraged to adopt the contract energy management model.

Chapter IV Technology and Application

Article 25 New civil buildings that meet the requirements shall be planned, designed and constructed in accordance with

the relevant requirements of the State, province and Wuhan City on promoting prefabricated construction technology.

The use of steel structure systems is encouraged for public welfare public buildings such as hospitals and schools, large public buildings such as airports, stations and shopping malls, as well as industrial buildings.

Article 26 Wuhan City actively promotes the industrialization, digitalization and intellectualization of construction, and promotes the application of intelligent construction technologies such as building information models in all aspects of engineering construction. Wuhan City encourages builders to establish operation and management platforms based on building information models.

Article 27 Government-invested civil buildings shall use green building materials. The use of green building materials is encouraged in other construction projects.

Article 28 The use of recycled building materials from building solid waste is encouraged for the foundation cushions, enclosure walls, pipe wells, pipe trenches and retaining slopes of civil buildings.

Wuhan City promotes the use of recycled materials and products of building solid waste for non-motor vehicle lanes and the non-main bearing structure parts of ground parking lots within the scope of civil buildings.

Article 29 Civil buildings shall use ready-mixed

concrete , ready-mixed mortar, high-strength steel bars and new wall materials in accordance with the relevant regulations , and the use of high-performance concrete shall be promoted.

Article 30 For newly-built civil buildings with the potential for renewable energy utilization , the builder shall , in accordance with the relevant standards , select appropriate renewable energy for heating , cooling , lighting and hot water supply . The renewable energy utilization facilities shall be designed , constructed and accepted simultaneously with the main body of the buildings .

Article 31 Newly built , rebuilt or expanded office buildings for state organs and large public buildings shall be designed , constructed and accepted simultaneously with energy consumption sub-metering devices to measure the energy consumption of green buildings .

Article 32 New construction , renovation , or expansion projects of civil buildings should adhere to the requirements of sponge city construction . They should incorporate rainwater collection , utilization , and regulation techniques to enhance rainwater storage and retention capacity .

Rainwater , reclaimed water and other non-traditional water sources shall be prioritized for landscape water use , greening water use , and road washing water in new civil buildings .

New large public buildings shall be equipped with

building water recycling facilities.

Article 33 For new construction, renovation, or expansion of public buildings, green roofs are advocated for flat roofs. Three-dimensional greening is encouraged for newly built, renovated and expanded civil buildings.

Chapter V Support and Encouragement

Article 34 The municipal urban and rural construction authority shall, based on the actual development of green building, allocate funds in the annual special budget to encourage and support the following activities:

(1) The assessment of star-rated green buildings and the labeling of green building materials involves;

(2) Demonstration of projects such as star-rated green buildings, prefabricated buildings, renewable energy buildings, passive and ultra-low energy consumption buildings, and the energy-saving renovation of existing buildings;

(3) Construction of online energy consumption monitoring systems for civil buildings;

(4) R&D and promotion of green building technologies and products, and formulation of relevant technical specifications;

(5) Green building publicity training and public information services;

(6) Other green building activities.

Article 35 Wuhan City supports enterprises, institutions of higher learning, research and development institutions, etc. to research and develop new technologies, processes, materials and equipment for green buildings, and promotes the transformation of scientific and technological achievements; it supports eligible green building enterprises to apply for high-tech enterprise certification.

Article 36 After the completion and acceptance of a green building project, a green building label certification may be applied for in accordance with relevant State, province and Wuhan City regulations on green building label management. The application for a green building label shall be submitted by the project builder, operator or owner, and design, construction, consulting, and other related entities are encouraged to jointly participate in the application. .

Article 37 The following supportive policies shall be implemented for the development of green buildings:

(1) For social investment projects that meet star-rated green building standards, the floor area of the thermal insulation layer of the external wall of the building shall not be included in the calculation of the floor area ratio of the building, among which the area of a one-star green building shall not exceed 0.5% of the total floor area, the area of a two-star green

building shall not exceed 1% of the total floor area, and the area of a three-star green building shall not exceed 1.5% of the total floor area;

(2) For socially invested projects meeting the star-rated green building standards, the supervision ratio for pre-sale funds is set at 15% of the total pre-sale amount. For projects meeting green building standards of two-stars or above, if the construction of the main structure of buildings with over fifteen floors has progressed to more than one-fourth of the total number of floors and the construction progress and completion delivery date are confirmed, they are eligible to apply for a pre-sale permit.

(3) Industrialization projects of new green building materials and new equipment shall be financially supported by the municipal special fund for industrial development and municipal special fund for circular economy development in accordance with the relevant regulations;

(4) When using housing provident fund loans to purchase commercial housing of two-star or above green buildings, the loan quota will be floated up by a certain percentage, with the specific floating percentage to be determined by the Municipal Housing Provident Fund Management Committee.

Article 38 Green building identification projects and civil buildings using prefabricated construction methods shall

be prioritized for inclusion in the recommendation and selection of national, provincial and municipal quality projects.

Chapter VI Legal Liability

Article 39 Where laws, regulations and rules have provisions on handling violations of these Measures, such provisions shall prevail.

Article 40 If the relevant entities commit any of the following violations of these Measures, the competent authority in charge of urban and rural construction shall order them to make corrections within a time limit; those failing to make corrections within the time limit shall be publicly notified and criticized:

(1) If the builder fails to clearly state the green building standard requirements in the bidding or other procurement activities for consulting, planning, design, construction, supervision, material, and equipment procurement, or if it does not publicly display the green building level information at the construction site, or if it fails to organize the final acceptance of the green building project in accordance with the regulations;

(2) If the designer fails to carry out the project scheme design and construction drawing design in accordance with the requirements of the green building standards, or fails to

prepare a dedicated section for green building design;

(3) If the construction drawing design document review institution fails to review the construction drawing design documents in accordance with the requirements of the green building standards;

(4) If the contractor fails to formulate a green building construction plan or does not follow the requirements of the green construction plan during construction;

(5) If the supervisor does not formulate supervision implementation guidelines in accordance with green building standards or does not carry out supervision in line with the requirements of green building standards and the implementation guidelines

Article 41 If municipal and district people's governments and relevant departments and their staff fail to perform their duties in accordance with the provisions of these Measures during the supervision and management of green buildings, engaging in acts of negligence, favoritism, corruption, or abuse of power, their corresponding responsibilities will be pursued in accordance with the law.

Chapter VII Supplementary Provisions

Article 42 The following terms in these Measures are

defined as follows :

(1) “Large public building” refers to any public building with a single floor area of more than 20,000m² ;

(2) “Green ecological urban area” refers to any demonstration area for which the overall planning, detailed planning and specialized planning for construction, municipal administration and energy, etc. , are developed in accordance with the green, ecological and low-carbon concepts, and the requirements of the *Hubei Province Green Ecological Urban Demonstration Technology Index System(Trial)* (EJW [2014] No. 21), and for which a demonstration implementation plan for green ecological urban areas has been formulated, in which new buildings are constructed in accordance with the national *Green Building Evaluation Standard*, and the proportion of two-star or higher green building ratings exceeds 30% ;

(3) “Centralized demonstration area of green buildings” refers to any demonstration area with a floor area of more than 300,000m² in which all newly built buildings are created in accordance with the national *Green Building Evaluation Standards* and the proportion of two-star or higher green building ratings exceeds 50% ;

(4) “Recycled materials and products of building solid waste” is a general term for building materials and building material products that take construction solid wastes as raw

materials and meet relevant quality standards after recycling and processing through certain technical means.

Article 43 These Measures shall come into force as of March 28th, 2022. The *Trial Administrative Measures for Green Buildings in Wuhan City* (Order of the Municipal People's Government No.209) promulgated on September 17th, 2010, shall be repealed simultaneously.