A. As used in this section:
(1) "department" means the energy, minerals and natural resources department;
(2) "new building" means a building to be constructed that is designed with a square footage of three thousand or more square feet;
(3) "selected building addition" means an addition to a building that increases the square footage of the building by three thousand or more square feet; and
(4) "selected building renovation" means a renovation of a building that includes upgrade or replacement of at least two of the following:
   (a) heating, ventilation and air conditioning systems;
   (b) electrical systems, including lighting systems; and
   (c) the components that separate the interior and the exterior environments of a building and serve to protect the indoor environment and facilitate climate control.

B. Except as provided in Subsection C of this section, a new building, selected building addition or selected building renovation that is financed to any extent with legislative appropriations of state general fund revenues, severance tax bond proceeds, supplemental severance tax bond proceeds or state general obligation bond proceeds shall be designed and constructed to attain the energy star qualification of the United States environmental protection agency, or an alternative, equivalent standard specified by rule of the department.

C. The requirements of this section do not apply to:
(1) a new building, a selected building addition or a selected building renovation for which the initial legislative appropriation is made prior to January 1, 2011;
(2) a new building, a selected building addition or a selected building renovation for which, in the department's opinion, substantial design expenditures have been made prior to July 1, 2010;
(3) a selected building addition to an existing building or a selected building renovation to an existing building if the existing building is listed in the state register of cultural properties of the national register of historic places; or
(4) a new building, selected building addition or selected building renovation if the department determines that the costs of compliance with the requirements of this section would exceed the estimated life-cycle savings of the building, addition or renovation.