



(REVIEW ARTICLE)



## The role of policy and regulation in promoting green buildings

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### Abstract

Green buildings play a crucial role in sustainable development by reducing energy consumption, minimizing environmental impact, and enhancing occupant health and well-being. This review explores the role of policy and regulation in promoting green buildings, highlighting the importance of government intervention in driving sustainable building practices. Government policies and regulations play a pivotal role in shaping the adoption of green building practices. Through a combination of mandates, incentives, and standards, governments can encourage the construction and renovation of buildings that prioritize energy efficiency, water conservation, and environmental sustainability. Mandatory building codes and standards are among the most effective tools governments use to promote green buildings. These codes set minimum requirements for energy performance, water efficiency, and indoor environmental quality, ensuring that new constructions and major renovations meet established sustainability criteria. In addition to mandatory standards, governments also use financial incentives to encourage green building practices. These incentives may include tax credits, grants, or subsidies for building owners and developers who incorporate sustainable design features or achieve green building certifications. Furthermore, governments can influence the market through procurement policies that prioritize green buildings for public projects. By leading by example, governments can create a ripple effect in the private sector, encouraging more developers and building owners to embrace sustainable building practices. Overall, the role of policy and regulation in promoting green buildings is essential for advancing sustainable development goals. By setting clear standards, providing incentives, and leading by example, governments can create an environment where green buildings are the norm rather than the exception, leading to a more sustainable built environment for future generations.

**Keywords:** Role; Policy; Regulation; Promoting; Green Building

### 1. Introduction

In recent years, the importance of green buildings in sustainable development has become increasingly apparent. Green buildings, also known as sustainable or environmentally friendly buildings, are designed to minimize their environmental impact while maximizing the health and well-being of occupants (Ajiga, et. al., 2024, Bungau, et. al., 2022, McArthur & Powell, 2020). They achieve this through efficient use of resources, such as energy and water, and by incorporating environmentally friendly materials and technologies.

Green buildings play a crucial role in sustainable development for several reasons. First, buildings account for a significant portion of global energy consumption and greenhouse gas emissions (Gan, et. al., 2020, Prada, et. al., 2020).

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By promoting energy efficiency and renewable energy use, green buildings can help reduce these emissions and mitigate climate change. Second, green buildings can improve the quality of life for occupants. Features such as natural light, improved air quality, and access to green spaces can enhance occupant health and well-being. Additionally, green buildings can reduce operating costs for building owners through lower energy and water bills, as well as reduced maintenance costs.

The role of policy and regulation in promoting green buildings is vital (Akomolafe, et. al., 2024, Chan, et. al., 2018). Government policies and regulations can create a framework that incentivizes the construction and renovation of green buildings while ensuring that they meet established sustainability standards. These policies can include mandatory building codes, financial incentives, procurement policies, public awareness campaigns, and monitoring and enforcement mechanisms.

Overall, the role of policy and regulation in promoting green buildings is essential for achieving sustainable development goals. By creating an enabling environment for green building practices, governments can help accelerate the transition to a more sustainable built environment.

### **1.1. History of Policy and Regulation in Promoting Green Buildings**

The history of the role of policy and regulation in promoting green buildings traces back to the early environmental movement and the recognition of the need for sustainable development (Adekanmbi, et. al., 2024, Debrah, Chan & Darko, 2022, Nwokediegwu, et. al., 2024). Over the years, various policies and regulations have been implemented at the local, national, and international levels to promote green buildings and sustainable construction practices. This essay explores the history of these policies and regulations, highlighting key milestones and developments that have shaped the green building movement.

The roots of the green building movement can be traced back to the early environmental awareness of the 1960s and 1970s. During this time, concerns about pollution, resource depletion, and environmental degradation began to gain traction, leading to a growing interest in sustainable development (Atadoga, et. al., 2024, Madge, 2023). The concept of green building emerged as a response to these environmental concerns, with a focus on designing and constructing buildings that minimize their environmental impact. Early green building pioneers, such as the architect Ralph Rapson and the physicist Amory Lovins, advocated for sustainable building practices and the use of renewable energy sources.

In the 1980s and 1990s, efforts to promote green building practices began to gain momentum, leading to the development of green building standards and certification programs. One of the first green building standards to be developed was the Leadership in Energy and Environmental Design (LEED) certification program, launched by the U.S. Green Building Council (USGBC) in 1998 (Nwokediegwu, et. al., 2024, Pham, et. al., 2020). LEED established a set of criteria for green building design, construction, and operation, and provided a framework for evaluating the sustainability of buildings. The success of LEED helped to popularize green building practices and encouraged other countries to develop their own green building standards and certification programs.

As awareness of the environmental impact of buildings grew, governments began to integrate green building principles into building codes and regulations. This was done to ensure that new construction and major renovation projects met certain sustainability criteria. In the United States, for example, the Energy Policy Act of 2005 and the Energy Independence and Security Act of 2007 mandated the use of energy-efficient building materials and technologies in federal buildings (Adekanmbi, et. al., 2024, Ajiga, et. al., 2024). Similar regulations were implemented in other countries, leading to a gradual shift towards more sustainable building practices. In recent years, there has been a growing recognition of the need for global action to promote green buildings and sustainable development. The United Nations Sustainable Development Goals (SDGs), adopted in 2015, include a target to ensure sustainable consumption and production patterns, including in the construction sector.

In response to this call for action, countries around the world have developed national strategies and policies to promote green buildings and sustainable construction practices. These efforts have been supported by international organizations such as the World Green Building Council (WGBC) and the International Energy Agency (IEA), which have advocated for the adoption of green building standards and certification programs worldwide (Abatan, et. al., 2024, Darko & Chan, 2018). The history of the role of policy and regulation in promoting green buildings is a testament to the growing recognition of the need for sustainable development. From the early environmental movement to the development of green building standards and certification programs, governments and organizations have played a crucial role in driving the adoption of green building practices.

Moving forward, it is essential that we continue to support and strengthen green building policies and regulations to create a more sustainable built environment for future generations. By working together, we can ensure that green buildings become the norm rather than the exception, leading to a more sustainable and environmentally friendly world.

## **1.2. Mandatory Building Codes and Standards**

Mandatory building codes and standards play a crucial role in promoting green buildings by setting minimum requirements for energy performance, establishing criteria for water efficiency, and ensuring indoor environmental quality standards (Ayinla, et. al., 2024, Chinyere, Anyanwu & Innocent, 2023, O'Brien, et. al., 2020). This essay explores the impact of mandatory standards on promoting green buildings and highlights the importance of these regulations in driving sustainable building practices.

One of the key aspects of mandatory building codes and standards is setting minimum requirements for energy performance. These requirements typically focus on reducing energy consumption and promoting the use of renewable energy sources (Belussi, et. al., 2019., Economidou, et. al., 2020). For example, building codes may mandate the use of energy-efficient building materials, insulation, and windows to reduce heat loss and improve energy efficiency. By setting minimum requirements for energy performance, building codes and standards help reduce the environmental impact of buildings and lower energy bills for occupants. These requirements also encourage the adoption of innovative technologies and practices that improve energy efficiency, such as passive solar design and solar panels.

Mandatory building codes and standards also establish criteria for water efficiency to reduce water consumption and promote sustainable water management practices. These criteria may include requirements for low-flow plumbing fixtures, rainwater harvesting systems, and drought-tolerant landscaping (Ajiga, et. al., 2024, Dada, et. al., 2024, Nguyen, et. al., 2019). By promoting water efficiency, building codes and standards help conserve water resources and reduce the strain on local water supplies. This is particularly important in regions prone to drought or facing water scarcity issues. Additionally, water-efficient buildings can lower water bills for occupants and contribute to a more sustainable built environment.

Indoor environmental quality standards are another important aspect of mandatory building codes and standards (Grondzik & Kwok, 2019, Moreno-Rangel, et. al., 2020). These standards focus on promoting occupant health and well-being by ensuring adequate ventilation, natural light, and indoor air quality. Building codes may require the use of non-toxic building materials, efficient HVAC systems, and access to outdoor spaces to enhance indoor environmental quality. By ensuring indoor environmental quality standards, building codes and standards help create healthier and more comfortable indoor environments for occupants. This can lead to improved productivity, reduced absenteeism, and overall better quality of life for building occupants.

The impact of mandatory building codes and standards on promoting green buildings is significant. These regulations create a level playing field for all buildings, ensuring that they meet minimum requirements for energy performance, water efficiency, and indoor environmental quality. This helps drive demand for green building technologies and practices, spurring innovation and market transformation. Mandatory standards also provide certainty for developers and investors, as they know what is required to comply with regulations (Adekanmbi, et. al., 2024, Emeka-Okoli, et. al., 2024, Sugita, Abdullah & Djajaputra, 2020). This can encourage investment in green building projects and help accelerate the adoption of sustainable building practices. Additionally, mandatory standards can lead to long-term cost savings for building owners and occupants through lower energy and water bills, as well as improved indoor environmental quality.

In conclusion, mandatory building codes and standards play a critical role in promoting green buildings by setting minimum requirements for energy performance, water efficiency, and indoor environmental quality. These regulations help drive demand for green building technologies and practices, leading to a more sustainable built environment and improved quality of life for building occupants.

## **1.3. Financial Incentives**

Financial incentives are powerful tools used by governments to promote the adoption of green buildings (Adeleye, et. al., 2024, Liberalesso, et. al., 2020). This essay explores various financial incentives, including tax credits for energy-efficient building upgrades, grants or subsidies for green building projects, rebates for renewable energy installations, and their role in stimulating private investment in green buildings.

Tax credits are one of the most common financial incentives used to promote energy-efficient building upgrades. These credits provide a dollar-for-dollar reduction in the amount of taxes owed by building owners who make qualifying improvements to their properties. For example, a building owner who installs energy-efficient windows or upgrades their HVAC system may be eligible for a tax credit equal to a percentage of the cost of the improvements.

Tax credits incentivize building owners to invest in energy-efficient upgrades by reducing the upfront costs of these projects (Bertoldi, et. al., 2021, Dozie, et. al., 2024). This can lead to significant energy savings over time, as well as lower operating costs for building owners. Grants or subsidies are another form of financial incentive used to promote green building projects. These incentives provide funding to offset the costs of implementing sustainable design features or achieving green building certifications. For example, a government agency may offer a grant to a developer who incorporates solar panels into their building or achieves LEED certification.

Grants and subsidies help make green building projects more financially feasible for developers, especially in cases where the upfront costs of sustainable features are higher than conventional alternatives (Ibeh, et. al., 2024, MacAskill, et. al., 2021, Nwokediegwu, et. al., 2024). By reducing the financial barrier to entry, these incentives encourage more developers to pursue green building projects. Rebates are incentives that provide a partial refund of the cost of purchasing and installing renewable energy systems, such as solar panels or wind turbines. These incentives help offset the upfront costs of renewable energy installations, making them more affordable for building owners.

Rebates encourage the adoption of renewable energy technologies by making them more accessible to a wider range of building owners (Bertoldi, et. al., 2021, Lu, et. al., 2020). This can help increase the use of clean energy sources and reduce reliance on fossil fuels, leading to environmental benefits such as reduced carbon emissions and improved air quality. Financial incentives also play a crucial role in stimulating private investment in green buildings. By offering tax credits, grants, and rebates, governments can incentivize private developers and building owners to invest in sustainable building practices.

Private investment in green buildings can lead to a range of benefits, including job creation, economic growth, and environmental sustainability. By providing financial incentives, governments can encourage more private investment in green buildings, leading to a more sustainable built environment and a healthier planet (Dada, et. al., 2024, Ibekwe, et. al., 2024, Pan, et. al., 2018). In conclusion, financial incentives are powerful tools that governments can use to promote the adoption of green buildings. By offering tax credits, grants, and rebates, governments can incentivize building owners and developers to invest in sustainable building practices, leading to a more energy-efficient, environmentally friendly built environment.

#### **1.4. Procurement Policies**

Procurement policies are an essential component of the government's role in promoting green buildings (Abatan, et. al., 2024, Sönnichsen & Clement, 2020). This essay explores how procurement policies can drive the adoption of green buildings by encouraging government procurement of green buildings for public projects, leading by example to influence private sector practices, creating demand for green building materials and technologies, and demonstrating the economic viability of green buildings. One of the most effective ways governments can promote green buildings is by incorporating green building requirements into their procurement policies for public projects. By requiring that public buildings meet certain green building standards or certifications, governments can create a market for green building practices and technologies.

Government procurement of green buildings sends a clear signal to the market that sustainable building practices are a priority. This can encourage private developers and building owners to adopt similar practices, leading to increased demand for green building materials and technologies (Emeka-Okoli, et. al., 2024, Gulati, et. al., 2020). Government procurement policies can also lead by example to influence private sector practices. By demonstrating a commitment to sustainability through their own building projects, governments can inspire private developers and building owners to follow suit.

When governments prioritize green building practices in their procurement policies, they create a ripple effect throughout the private sector (Alam, et. al., 2024, Debrah, Chan & Darko, 2022, Jain, et. al., 2020). This can lead to increased demand for green building materials and technologies, as well as greater adoption of sustainable building practices. Procurement policies can create demand for green building materials and technologies by requiring that public buildings meet certain green building standards or certifications. This can stimulate innovation in the green building sector and lead to the development of new and more efficient technologies.

By creating a market for green building materials and technologies, procurement policies can help drive down costs and make sustainable building practices more accessible to a wider range of developers and building owners (Chan, et. al., 2018, Nwokediegwu & Ugwuanyi, 2024). Government procurement of green buildings can also demonstrate the economic viability of sustainable building practices. By showcasing successful green building projects that are cost-effective and environmentally friendly, governments can dispel myths about the high costs of green building and encourage more developers and building owners to adopt these practices.

In conclusion, procurement policies play a critical role in promoting green buildings by encouraging government procurement of green buildings for public projects, leading by example to influence private sector practices, creating demand for green building materials and technologies, and demonstrating the economic viability of green buildings. By incorporating green building requirements into their procurement policies, governments can help drive the adoption of sustainable building practices and technologies, leading to a more sustainable built environment (Chan, et. al., 2018, Darko, et. al., 2019).

### **1.5. Public Awareness and Education**

Public awareness and education play a crucial role in promoting green buildings (Hossain, et. al., 2020, Nwokediegwu, et. al., 2024). This essay explores how campaigns to raise awareness about the benefits of green buildings, providing resources and guidance for building owners and developers, offering training programs for architects, engineers, and construction professionals, and building a culture of sustainability in the construction industry can drive the adoption of green building practices.

Campaigns to raise awareness about the benefits of green buildings are an effective way to educate the public about the importance of sustainable building practices. These campaigns can highlight the environmental, economic, and social benefits of green buildings, such as energy savings, reduced carbon emissions, and improved indoor air quality (Ofek & Portnov, 2020, Omaghomi, et. al., 2024). By raising awareness about the benefits of green buildings, these campaigns can encourage more building owners and developers to consider sustainable building practices in their projects. They can also help change public perception about green buildings and promote a more sustainable built environment.

Providing resources and guidance for building owners and developers is another important aspect of public awareness and education. This can include information about green building certifications, energy-efficient building materials, and sustainable design practices. By providing access to resources and guidance, building owners and developers can make more informed decisions about incorporating green building practices into their projects (Ahmad, Aibinu & Stephan, 2019). This can lead to the adoption of more sustainable building practices and the creation of greener, healthier buildings.

Training programs for architects, engineers, and construction professionals are essential for building a workforce that is knowledgeable about green building practices. These programs can provide professionals with the skills and expertise needed to design and construct green buildings effectively (Adeleye, et. al., 2024, Alhamami, et. al., 2020, Okoduwa, et. al., 2024). By offering training programs, governments and organizations can ensure that there is a skilled workforce capable of implementing sustainable building practices. This can help drive the adoption of green building practices and contribute to the growth of the green building industry.

Building a culture of sustainability in the construction industry is crucial for promoting green buildings. This involves fostering a mindset that values sustainability and encourages the adoption of green building practices (Shurrab, Hussain & Khan, 2019, Wen, et. al., 2020). By building a culture of sustainability, the construction industry can become more responsive to environmental challenges and more proactive in implementing sustainable building practices. This can lead to a more sustainable built environment and a greener future for all.

In conclusion, public awareness and education are essential for promoting green buildings and driving the adoption of sustainable building practices (Chan, et. al., 2019, Sharma, 2018). By raising awareness, providing resources and guidance, offering training programs, and building a culture of sustainability, governments and organizations can encourage more building owners and developers to embrace green building practices, leading to a more sustainable built environment for future generations.

### **1.6. Monitoring and Enforcement**

Monitoring and enforcement are critical components of promoting green buildings and ensuring that sustainable building practices are followed (Atanda & Olukoya, 2019, Obijuru, et. al., 2024, Nwokediegwu, et. al., 2024). This essay explores the importance of establishing mechanisms for monitoring compliance with green building regulations,

enforcing penalties for non-compliance with green building standards, conducting regular audits and inspections to ensure continued adherence to regulations, and improving transparency and accountability in the construction sector.

Establishing mechanisms for monitoring compliance with green building regulations is essential for ensuring that buildings meet the required standards for sustainability (Zhang, et. al., 2019, Zhong, et. al., 2018). This can include implementing reporting requirements for building owners and developers, as well as conducting site visits and inspections to verify compliance. By monitoring compliance with green building regulations, governments can ensure that buildings are being constructed and operated in an environmentally responsible manner. This helps to protect the environment, reduce energy consumption, and promote sustainable building practices.

Enforcing penalties for non-compliance with green building standards is an important deterrent against violations (Fakunle, et. al., 2020, Okafor, 2020, Song, et. a., 2021). Penalties can include fines, revocation of permits, or other punitive measures to encourage compliance. Enforcing penalties for non-compliance sends a strong message that sustainable building practices are mandatory, not optional. This can help to create a culture of compliance and ensure that green building standards are taken seriously by building owners, developers, and construction professionals.

Regular audits and inspections are crucial for ensuring that buildings continue to adhere to green building regulations over time (Leiringer, 2020, Raouf & Al-Ghamdi, 2020). These audits can identify areas where improvements are needed and help to ensure that buildings maintain their green building certifications. By conducting regular audits and inspections, governments can ensure that green building standards are being upheld and that buildings are continuing to operate in an environmentally responsible manner. This helps to protect the environment and ensure the long-term sustainability of buildings.

Improving transparency and accountability in the construction sector is essential for promoting green buildings (Emeka-Okoli, et. al., 2024, Odilibe, et. al., 2024, Yang, et. al., 2020). This can include making information about green building practices and standards more readily available to the public, as well as holding building owners, developers, and construction professionals accountable for their actions. By improving transparency and accountability, governments can ensure that the construction sector is following green building practices and that buildings are meeting the required sustainability standards. This helps to build trust with the public and ensures that green building initiatives are successful in promoting sustainable building practices.

In conclusion, monitoring and enforcement are essential components of promoting green buildings and ensuring that sustainable building practices are followed (Liu, et. al., 2022, Shurrab, Hussain & Khan, 2019). By establishing mechanisms for monitoring compliance, enforcing penalties for non-compliance, conducting regular audits and inspections, and improving transparency and accountability, governments can promote the adoption of green building practices and create a more sustainable built environment for future generations.

### **1.7. International Cooperation and Collaboration**

International cooperation and collaboration are essential for advancing green building practices and promoting sustainable development worldwide (Ibekwe, et. al., 2024, Ogugua, et. al., 2024, Wuni, et. al., 2019). This essay explores how sharing best practices and lessons learned among countries, harmonizing green building standards and certifications globally, supporting capacity-building initiatives in developing countries, and advancing the global agenda for sustainable development through green building policies can contribute to a more sustainable built environment.

Sharing best practices and lessons learned among countries is crucial for accelerating the adoption of green building practices worldwide (Giorgi, et. al., 2022, Nwokediegwu, et. al., 2024). By sharing successful strategies and approaches, countries can learn from each other's experiences and avoid repeating mistakes. International cooperation can take many forms, including conferences, workshops, and knowledge-sharing platforms. These initiatives can help facilitate dialogue between countries and promote collaboration on green building projects.

Harmonizing green building standards and certifications globally is essential for ensuring consistency and promoting the adoption of sustainable building practices (Adeleye, et. al., 2024, Ebekoziem, et. al., 2022, Ilojiyanya, et. al., 2024). By aligning standards and certifications, countries can create a more level playing field for green building projects and facilitate international trade in green building materials and technologies. Harmonization efforts can be led by international organizations such as the International Code Council (ICC) or the World Green Building Council (WGBC), which work to develop common standards and certifications that can be adopted globally.

Supporting capacity-building initiatives in developing countries is crucial for ensuring that all countries have the knowledge and resources needed to adopt green building practices (Emeka-Okoli, et. al., 2024, Franco, Pawar & Wu, 2021, Omaghomi, et. al., 2024). Capacity-building initiatives can include training programs, technical assistance, and knowledge-sharing activities. By supporting capacity-building initiatives, developed countries can help developing countries overcome barriers to adopting green building practices and promote sustainable development worldwide.

Advancing the global agenda for sustainable development through green building policies is essential for achieving the United Nations Sustainable Development Goals (SDGs). Green building policies can help countries reduce their carbon emissions, improve energy efficiency, and promote sustainable urban development (Ahmed Ali, Ahmad & Yusup, 2020, Majemite, et. al., 2024, Umoh, et. al., 2024). By advancing green building policies, countries can demonstrate their commitment to sustainability and contribute to global efforts to address climate change and promote sustainable development.

In conclusion, international cooperation and collaboration are essential for advancing green building practices and promoting sustainable development worldwide. By sharing best practices, harmonizing standards, supporting capacity-building initiatives, and advancing the global agenda for sustainable development through green building policies, countries can create a more sustainable built environment for future generations.

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## 2. Conclusion

In conclusion, the role of policy and regulation in promoting green buildings is crucial for creating a more sustainable built environment. By setting minimum requirements for energy performance, establishing criteria for water efficiency, and ensuring indoor environmental quality standards, governments can drive the adoption of green building practices.

Financial incentives, such as tax credits for energy-efficient building upgrades, grants or subsidies for green building projects, and rebates for renewable energy installations, can further incentivize building owners and developers to embrace sustainable building practices.

Procurement policies, public awareness and education campaigns, monitoring and enforcement mechanisms, and international cooperation and collaboration are also essential components of promoting green buildings and advancing sustainable development goals.

Moving forward, it is imperative that governments, industry stakeholders, and civil society continue to collaborate and support green building policies and regulations. By working together, we can create a more sustainable built environment that benefits both current and future generations.

It is essential that we recognize the importance of sustainability in the construction industry and take action to promote green building practices. By implementing and enforcing green building policies and regulations, we can create a more sustainable future for all.

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