

# Developer's Guide to LEED NC in the Meadowlands





# **New Jersey Meadowlands**

## Developer's Guide to LEED NC in the Meadowlands

New Jersey Meadowlands Commission

Center for Architecture and Building Science Research at NJIT

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# Section 1 Guide Overview



**New Jersey  
Meadowlands**

## Guide Overview

### Purpose

This guide has been created for developers who plan to build in the Meadowlands and are considering pursuing the New Jersey Meadowlands Commission (NJMC) LEED incentives. As a developer you can use this document to gain an overall understanding of the LEED program, realistically assess how far from your current practices you need to move in order to achieve LEED, and plan for the incorporation of LEED into your design and development process.

### Organization

The guide is organized into five key sections:

- Section 1. Guide Overview  
Guide purpose and organization.
- Section 2. LEED in the Meadowlands  
What is LEED NC?  
How is LEED Certification Achieved?  
What are the NJMC LEED Incentives?  
What are the Costs and Benefits of LEED Buildings?
- Section 3. Meadowlands Select LEED Credits  
Introduction  
Credit Index  
Credit Summaries  
Brief descriptions of the most commonly sought-after LEED NC credits, derived from historical data from the US Green Building Council and modified and enhanced by discussions with NJMC personnel. The purpose of the list is to help developers zero in on the credits that their peers across the country have found to be the most attainable and beneficial for their developments, along with those that might be particularly appropriate for the Meadowlands.
- Section 4. Design/Construction Process Guide  
Introduction  
Process Checklist  
A step-by-step method for managing the design and construction process to ensure that the project will achieve the anticipated LEED-rating and that the LEED prerequisites and credits being pursued are addressed at the appropriate times. The Guide will be used by NJMC personnel to review submissions under its LEED incentive program.
- Section 5. Credits/Process Guide Summary Matrix  
Matrix  
A summary of: 1) the regulations impacting each Meadowlands Select LEED credit; and 2) the points in the design/construction process when that credit should be discussed/reviewed by NJMC personnel.
- Appendix A. LEED NC 2.2  
LEED for New Construction & Major Renovations – Version 2.2

**Section 2**  
**LEED in the Meadowlands**



**New Jersey**  
**Meadowlands**

## LEED in the Meadowlands

### What is LEED NC?

LEED NC (Leadership in Energy and Environmental Design New Construction) is a green building rating system developed by the US Green Building Council that promotes a holistic approach to sustainable building. LEED has become the industry standard for green building in the US. The rating system incorporates prerequisites and credits in the areas of:

- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality
- Innovation & Design Process

There are 7 prerequisites, 58 credits and 69 possible points in the program (see sidebar for an explanation of “credits” versus “points.”) All 7 prerequisites must be met and the number of points earned determines whether a project receives a rating of:

- Certified (26-32 points)
- Silver (33-38 points)
- Gold (39-51 points)
- Platinum rating (52-69 points)

#### Credits, Points?

In LEED NC there are 58 credits. Some credits can be worth more than 1 point, so the total number of possible points is 69.

### How is LEED Certification (or Beyond) Achieved?

Although the LEED rating system offers a checklist for credits and points, the best way to achieve a LEED rated building is to create it through an integrated design process. Integrated design is a holistic approach that considers the many interconnected systems a building incorporates. To properly consider all the building's systems, members of the project design team work in close coordination, orchestrating strategies for synergistic outcomes. The result is a design that is optimized for peak performance while still achieving all of its functional and programmatic goals.

Within LEED, for each prerequisite and credit, there are performance standards that must be met during the design and/or construction phases of a project. Specific documentation and submittal requirements are also associated with each prerequisite and credit. Developer teams that are pursuing a LEED rating typically work with a LEED accredited professional (LEED AP) to help guide them through the LEED certification process. A list of LEED Accredited Professionals (APs) can be found at [www.usgbc.org/LEED/AP/ViewAll.aspx](http://www.usgbc.org/LEED/AP/ViewAll.aspx).

Section 3 of the guide provides a shortcut to achieving a Certified or, perhaps, a Silver rating by delineating the most commonly sought after LEED NC credits. These are the credits many developers are achieving and are intended to serve as a quick, common sense guide to what will probably work for developers in the Meadowlands.

### What are the NJMC LEED Incentives?

The NJMC recognizes the importance of developing the Meadowlands in a way that is sensitive to the environment. The Commission's Master Plan states that, "The concept of sustainable development is ... essential to the long-term vitality of the District." As such, the NJMC created a voluntary program that provides incentives for building to LEED standards. The incentives are as shown in the table below:

LEED NC Rating	Point Range	NJMC Incentive		
		Permit Application Review	Permit fee reduction	Increase in F.A.R.
Certified	26 – 32	Priority Review	15%	.15
Silver	33 – 38		20%	.20
Gold	39 – 51		25%	.25
Platinum	52 - 69		30%	.30

### What are the Costs and Benefits of LEED Buildings?

#### Costs

Whether there is a difference in cost between conventional buildings and LEED-rated buildings depends on a variety of factors. If a developer is already building above and beyond code, the first cost difference may be minimal. If a building is designed in an integrated fashion, increased costs in some areas can be offset by savings in others. For example, investment in a high performance building envelope can result in a downsized mechanical system. There is also the issue of first costs versus life cycle costs. Life cycle costs include the first costs, operating costs and maintenance costs over the life of the building. Life cycle costing reveals which measures are most cost effective by considering not just the cost to buy, or first cost, but considers the cost to own – which can dwarf first costs over the life of a building. Life cycle costing is useful for buildings that developers plan to maintain ownership and or management of.

Due to the imprecise nature of the question of cost, the answer to whether LEED rated buildings cost more varies. Some studies say that LEED-rated buildings cost slightly more, but they pay for themselves in life cycle savings. Others say that LEED-rated buildings do not cost more than other buildings; as long as building to LEED standards is a clear goal from the beginning and that an integrated team based approach is used.

The following three studies found that LEED-rated buildings cost slightly more:

In "The Costs and Benefits of Green Buildings", Greg Kats et al. 2003 [www.cap-e.com](http://www.cap-e.com) it was found that LEED™ Certified buildings cost an average of less than 1% more than non LEED™ buildings.

In the "National Review of Green Schools: Costs, Benefits and Implications for Massachusetts", Greg Kats et al. 2005, [www.cap-e.com](http://www.cap-e.com) it was found that the energy benefit of green schools was worth \$14/sf, other benefits were quantified including increased earnings at \$37/sf, and cold and flu reduction at \$4/sf among others. The cost of green was shown as \$4/sf. All the figures are considering a 20 year period. Even if only the energy benefit is considered, there is a net benefit of \$10/sf.

The "GSA LEED™ Cost Study" US General Services Administration 2004, [www.wbdg.org](http://www.wbdg.org), was an extensive study analyzing the cost difference between a GSA base building and LEED™ Certified, Silver and Gold at low and high cost levels for each



ranking. These six estimates were done for two buildings, a 262,000 sf new courthouse, and a 306,600 sf office building modernization. The numbers for the new courthouse are shown below. The study stresses that the numbers should be used with caution since GSA baseline buildings already incorporate certain LEED™ credit requirements including: commissioning, energy efficiency beyond code, under floor air delivery, a dedicated ventilation system, NON CFC refrigerant and recycled content materials.

	Certified		Silver		Gold	
	Low Cost	High Cost	Low Cost	High Cost	Low Cost	High Cost
New Courthouse	-.4%	1.0%	-.03%	4.4%	1.4%	8.1%

(NOTE: As a result of this study and other internal considerations, GSA now requires a minimum rating of LEED Silver for all new buildings and major renovations.)

The two studies below found that there is no cost difference.

“Costing Green: A Comprehensive Cost Database and Budgeting Methodology”, Davis Langdon 2003, [www.davislangdon.com](http://www.davislangdon.com) looked at 138 buildings, 96 non-LEED™ and 45 seeking LEED™. The study found that the LEED™ seeking buildings did not tend to be more expensive than the non-LEED™ buildings. The comparison of costs per square foot among similar building types was statistically insignificant.

(NOTE: This study was updated in July 2007 with substantially the same results.)

In “Managing the Cost of Green Buildings”, KEMA 2003, [www.ciwmb.ca.gov/greenbuilding/](http://www.ciwmb.ca.gov/greenbuilding/)

It was found that LEED™ Certification can be achieved at a range of 0-3% additional cost. It maintains that as long as the goal to achieve certification is made early on, and the project has a reasonable base budget, it should be a no-added-cost endeavor.

In either scenario, first costs go down with experience on the part of the owners, designers, consultants, contractors, code officials, essentially everyone involved in the project from design through to completion. Life cycle costs should always be lower so there is always a net benefit.

**Benefits**

LEED-rated buildings can provide the following benefits. These benefits can be realized by the developer if they maintain ownership and management of a project. Conversely, if a project is to be sold or leased, the developer can promote these benefits to potential buyers or renters.

Reduced Operating Costs

LEED-rated buildings can offer significantly reduced operating costs. These costs are reduced by saving energy, reducing maintenance costs, saving water and minimizing other ongoing operating expenses. The amount of savings is directly related to the building’s energy efficiency, water efficiency and construction quality, but can range from anywhere between a modest savings to 30% or more. A recent study by the New Buildings Institute confirmed that LEED buildings are performing 25-30% better than non-LEED certified buildings in terms of energy use.<sup>1</sup>

Improved User Productivity

The improved Indoor Environmental Quality (IEQ) in a LEED-rated building is also an important advantage for the end user over standard construction. IEQ comprises indoor air quality (IAQ), access to daylight and views, the quality of electric lighting and the

thermal conditions. Improved IEQ has been associated with increased worker productivity, reduced absenteeism and increased employee satisfaction.

#### Demonstrated Environmental Responsibility

Concerns about the environment are widespread and on the rise. Developing LEED rated buildings demonstrates a commitment to the environment that can promote goodwill and customer loyalty in the marketplace. It is also in line with the many sustainable and climate change initiatives in New Jersey and across the United States.

#### Increased Tenant Demand

As the awareness of the benefits of green buildings become more extensive, it is anticipated that the demand for green office, commercial, industrial and residential buildings will increase. According to RREEF Research, "Early adopters of green building can anticipate reaping above-market returns in the near- and even intermediate-term, as construction fails to keep pace with the exploding demand."<sup>2</sup> And a recent study by CoStar found that LEED buildings command rent premiums of \$11.24 per square foot over their non-LEED counterparts and have 3.8 percent higher occupancy.<sup>3</sup>

The bottom line is that sustainable, green building is making increasingly good business sense for owners and developers of facilities across the country. The incentives offered in the Meadowlands help make this business case even more compelling.

<sup>1</sup>Energy Performance of LEED for New Construction Buildings, March 4, 2008, Cathy Turner and Mark Frankel, New Buildings Institute, Vancouver, WA

<sup>2</sup>RREEF The Greening of U.S. Investment Real Estate –Market Fundamentals, Prospects and Opportunities, November 2007 Andrew J. Nelson, RREEF Research San Francisco USA

<sup>3</sup>Commercial Real Estate and the Environment, March 2008, CoStar Group, Bethesda, MD,

**Section 3**  
**Meadowlands Select LEED Credits**



**New Jersey**  
**Meadowlands**

## Meadowlands Select LEED Credits

This section of the guide provides brief descriptions of the most commonly sought after LEED NC credits, derived from historical data from the US Green Building Council and modified and enhanced by discussions with NJMC personnel. The purpose of the list is to help developers zero in on the credits that their peers across the country have found to be the most attainable and beneficial for their developments, along with those that might be peculiarly appropriate for the Meadowlands.

The tailored list includes the 7 prerequisites and 37 LEED NC credits (for a total of 38 possible points). By meeting the prerequisites and mixing and matching among the 38 points, a development in the Meadowlands should easily achieve the LEED Certified level (26-32 points). By adding additional points from LEED NC 2.2 (see Appendix A), Silver and possibly even Gold levels should be achievable cost-effectively.

Each credit description in this section of the guide provides the following information:

- **Intent**  
The purpose of the credit (taken directly from LEED NC 2.2).
- **Related Code/Zoning/Regulation**  
A listing of any related code requirements, zoning ordinances or other Meadowlands regulations that might impact the achievement of this credit. In some cases, requirements in New Jersey and/or in the Meadowlands are already more stringent than what LEED calls for, and developers can simply take credit for 'business as usual.' In other cases, a code or other regulation may be less stringent but may be relatively close to what LEED requires, allowing the credit to be achieved with little additional effort or expense. In all cases, the code, ordinance or regulation cited should be referenced as part of the process of achieving the credit in question.
- **Comments**  
A short narrative discussing the relative difficulty of achieving the credit in question and/or suggested methods for doing so.
- **Location in LEED NC 2.2**  
A listing of the page where the credit in question can be found in the October 2005 version of LEED NC 2.2 (included in Appendix A).

The overall goal of each credit description is to quickly introduce the core concept of the credit, to point the reader to any relevant code or other regulation that might impact the credit and to provide a quick indication of the degree of difficulty of the credit.

The summary table on the following two pages provides an index to all the LEED credits that can be achieved. The Meadowlands Select credits described in this section of the guide are highlighted. More detailed information on all the credits can be found in Appendix A.

(Note: titles with a "P" indicate a prerequisite; those with a "C" indicate a credit.)

## LEED NC 2.2 Point Index

The following table presents a list of all the prerequisites, credits and points available through the LEED NC 2.2 Rating System. The number of points available for each credit is provided, together with a reference to the page where a full description of the credit can be found in LEED NC 2.2 (included in Appendix A). A total of 69 points are available.

The "**Meadowlands Select LEED Points**" described in Section 3 of this guide are highlighted in grey, as in the following example:

<b>SSc3</b>	<b>Brownfield Redevelopment</b>	<b>1</b>	<b>11</b>
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There are a total of 38 'Meadowlands Select' points available.

To achieve a LEED rating, all 7 prerequisites must be met. The number of points earned determines whether a project receives a rating of:

- Certified (26–32 points)
- Silver (33–38 points)
- Gold (39–51 points)
- Platinum rating (52–69 points)

		LEED Points	Page No. in LEED NC 2.2
<b>SUSTAINABLE SITES (SS)</b>			
SSp1	<b>Construction Activity Pollution Prevention</b>	<b>PREREQUISITE</b>	<b>8</b>
SSc1	Site Selection	1	9
SSc2	Development Density & Community Connectivity	1	10
<b>SSc3</b>	<b>Brownfield Redevelopment</b>	<b>1</b>	<b>11</b>
SSc4.1	<b>Alternative Transportation: Public Transportation Access</b>	<b>1</b>	<b>12</b>
SSc4.2	<b>Alternative Transportation: Bicycle Storage &amp; Changing Rooms</b>	<b>1</b>	<b>13</b>
SSc4.3	<b>Alternative Transportation: Low-Emitting &amp; Fuel-Efficient Vehicles</b>	<b>1</b>	<b>14</b>
SSc4.4	<b>Alternative Transportation: Parking Capacity</b>	<b>1</b>	<b>15</b>
SSc5.1	Site Development: Protect or Restore Habitat	1	16
SSc5.2	<b>Site Development: Maximize Open Space</b>	<b>1</b>	<b>17</b>
SSc6.1	<b>Stormwater Design: Quantity Control</b>	<b>1</b>	<b>18</b>
SSc6.2	<b>Stormwater Design: Quality Control</b>	<b>1</b>	<b>19</b>
SSc7.1	<b>Heat Island Effect: Non-Roof</b>	<b>1</b>	<b>20</b>
SSc7.2	<b>Heat Island Effect: Roof</b>	<b>1</b>	<b>21</b>
SSc8	<b>Light Pollution Reduction</b>	<b>1</b>	<b>22</b>
<b>WATER EFFICIENCY (WE)</b>			
WEc1.1	<b>Water Efficient Landscaping: Reduce by 50%</b>	<b>1</b>	<b>24</b>
WEc1.2	<b>Water Efficient Landscaping: No Potable Use or No Irrigation</b>	<b>1</b>	<b>25</b>
WEc2	<b>Innovative Wastewater Technologies</b>	<b>1</b>	<b>26</b>
WEc3.1	<b>Water Use Reduction: 20% Reduction</b>	<b>1</b>	<b>27</b>
WEc3.2	<b>Water Use Reduction: 30% reduction</b>	<b>1</b>	<b>28</b>
<b>ENERGY &amp; ATMOSPHERE (EA)</b>			
EAp1	<b>Fundamental Commissioning of the Building Energy Systems</b>	<b>PREREQUISITE</b>	<b>29</b>
EAp2	<b>Minimum Energy Performance</b>	<b>PREREQUISITE</b>	<b>31</b>
EAp3	<b>Fundamental Refrigerant Management</b>	<b>PREREQUISITE</b>	<b>32</b>
EAc1	<b>Optimize Energy Performance</b>	0–10	33
	10.5% New Buildings or 3.5% Existing Building Renovations	1	33
	<b>14% New Buildings or 7% Existing Building Renovations</b>	<b>2</b>	<b>33</b>
	17.5% New Buildings or 10.5% Existing Building Renovations	3	33
	21% New Buildings or 14% Existing Building Renovations	4	33
	24.5% New Buildings or 17.5% Existing Building Renovations	5	33
	28% New Buildings or 21% Existing Building Renovations	6	33
	31.5% New Buildings or 24.5% Existing Building Renovations	7	33
	35% New Buildings or 28% Existing Building Renovations	8	33
	38.5% New Buildings or 31.5% Existing Building Renovations	9	33
	42% New Buildings or 35% Existing Building Renovations	10	33



**LEED NC 2.2 Point Index**

		<b>LEED Points</b>	<b>Page No. in LEED NC 2.2</b>
EAc2	On-Site Renewable Energy	1-3	36
	2.5% Renewable Energy	1	36
	7.5% Renewable Energy	2	36
	12.5% Renewable Energy	3	36
EAc3	Enhanced Commissioning	1	37
EAc4	<b>Enhanced Refrigerant Management</b>	<b>1</b>	<b>39</b>
EAc5	Measurement & Verification	1	41
EAc6	Green Power	1	42
<b>MATERIALS &amp; RESOURCES (MR)</b>			
MRp1	<b>Storage &amp; Collection of Recyclables</b>	<b>PREREQUISITE</b>	<b>43</b>
MRC1.1	Building Reuse: Maintain 75% of Existing Walls, Floors & Roof	1	44
MRC1.2	Building Reuse: Maintain 95% of Existing Walls, Floors & Roof	1	45
MRC1.3	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1	46
MRC2.1	<b>Construction Waste Management: Divert 50% from Landfill</b>	<b>1</b>	<b>47</b>
MRC2.2	<b>Construction Waste Management: Divert 75% from Landfill</b>	<b>1</b>	<b>48</b>
MRC3.1	Materials Reuse: 5%	1	49
MRC3.2	Materials Reuse: 10%	1	50
MRC4.1	<b>Recycled Content: 10%</b>	<b>1</b>	<b>51</b>
MRC4.2	<b>Recycled Content: 20% (post-consumer + ½ pre-consumer)</b>	<b>1</b>	<b>52</b>
MRC5.1	<b>Regional Materials: 10% Extracted, Processed &amp; Manufactured Regionally</b>	<b>1</b>	<b>53</b>
MRC5.2	<b>Regional Materials: 20% Extracted, Processed &amp; Manufactured Regionally</b>	<b>1</b>	<b>54</b>
MRC6	Rapidly Renewable Materials	1	55
MRC7	Certified Wood	1	56
<b>INDOOR ENVIRONMENTAL QUALITY (IEQ)</b>			
EQp1	<b>Minimum IAQ Performance</b>	<b>PREREQUISITE</b>	<b>57</b>
EQp2	<b>Environmental Tobacco Smoke (ETS) Control</b>	<b>PREREQUISITE</b>	<b>58</b>
EQc1	<b>Outdoor Air Delivery Monitoring</b>	<b>1</b>	<b>60</b>
EQc2	Increased Ventilation	1	61
EQc3.1	<b>Construction IAQ Management Plan: During Construction</b>	<b>1</b>	<b>62</b>
EQc3.2	<b>Construction IAQ Management Plan: Before Occupancy</b>	<b>1</b>	<b>63</b>
EQc4.1	<b>Low-Emitting Materials: Adhesives and Sealants</b>	<b>1</b>	<b>65</b>
EQc4.2	<b>Low-Emitting Materials: Paints &amp; Coatings</b>	<b>1</b>	<b>67</b>
EQc4.3	<b>Low-Emitting Materials: Carpet Systems</b>	<b>1</b>	<b>68</b>
EQc4.4	<b>Low-Emitting Materials: Composite Wood &amp; Agrifiber Products</b>	<b>1</b>	<b>69</b>
EQc5	<b>Indoor Chemical &amp; Pollution Source Control</b>	<b>1</b>	<b>70</b>
EQc6.1	Controllability of Systems: Lighting	1	71
EQc6.2	Controllability of Systems: Thermal Comfort	1	72
EQc7.1	<b>Thermal Comfort: Design</b>	<b>1</b>	<b>73</b>
EQc7.2	<b>Thermal Comfort: Verification</b>	<b>1</b>	<b>74</b>
EQc8.1	<b>Daylighting and Views: Daylight 75% of Spaces</b>	<b>1</b>	<b>75</b>
EQc8.2	<b>Daylighting and Views: Views for 90% of Spaces</b>	<b>1</b>	<b>76</b>
<b>INNOVATION &amp; DESIGN EXCELLENCE (ID)</b>			
IDc1.1	Innovation in Design	1	77
IDc1.2	Innovation in Design	1	77
IDc1.3	Innovation in Design	1	77
IDc1.4	Innovation in Design	1	77
IDc2	<b>LEED Accredited Professional</b>	<b>1</b>	<b>78</b>

## SUSTAINABLE SITES

### **SS P1: Construction Activity Pollution Prevention**

#### **Intent**

Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation.

#### **Related Code/Zoning/Regulation**

New Jersey Soil Erosion and Sediment Control Act

#### **Comments**

Compliance with the New Jersey Soil Erosion and Sediment Control Act fulfills the requirements of this prerequisite.

#### **Location in LEED NC 2.2**

Page 8

### **SS C3: Brownfield Redevelopment**

#### **Intent**

Rehabilitate damaged sites where development is complicated by environmental contamination, reducing pressure on undeveloped land.

#### **Related Code/Zoning/Regulation**

NJ DEP Site Remediation Program for Brownfields:  
<http://www.state.nj.us/dep/srp/brownfields>

#### **Comments**

There are numerous brownfield redevelopment opportunities within the Meadowlands including the 210 acre Paterson Plank Road Redevelopment Area as well as other locations. Contact the NJMC for more information.

New Jersey also offers resources to assist with the brownfield redevelopment process through the *Brownfields Redevelopment Interagency Team (BRIT)*. BRIT's mission is to streamline and coordinate the brownfields redevelopment process for interested parties, guided by New Jersey's Smart Growth policies and practices. BRIT is a brownfields resource group comprised of more than 20 state agencies and programs.

Redevelopment projects get individually reviewed by BRIT in an informal, problem-solving atmosphere. Incentives are bundled and tailored to each unique project.

Brownfields programs and practices are improved upon through this partnering process.

This can shave years off a project. BRIT also serves as the state partner with the NJ Brownfields Redevelopment Task Force on brownfields policy issues.

<http://www.njsitemart.com/sitemart/cwp/view.asp?a=325&Q=208449&sitemartNav=|>

#### **Location in LEED NC 2.2**

Page 11

### **SS C4.1: Alternative Transportation: Public Transportation Access**

#### **Intent**

Reduce pollution and land development impacts from automobile use.

**Related Code/Zoning/Regulation**

None

**Comments:**

The Meadowlands District currently has commuter rail, regional bus, local bus, and circulators/shuttles with service to NYC, within the District and to and from the District. Opportunities to use these existing services and or expand on them can be pursued for this credit.

**Location in LEED NC 2.2**

Page 12

**SS C4.2: Alternative Transportation: Bicycle Storage and Changing Rooms**

**Intent**

Reduce pollution and land development impacts from automobile use.

**Related Code/Zoning/Regulation**

None.

**Comments**

Providing bicycle racks and showering/changing facilities for new development can have a relatively small impact on costs and provide a useful amenity to building users.

**Location in LEED NC 2.2**

Page 13

**SS C4.3: Alternative Transportation: Low Emitting & Fuel Efficient Vehicles**

**Intent**

Reduce pollution and land development impacts from automobile use.

**Related Code/Zoning/Regulation**

None.

**Comments**

Providing reserved hybrid vehicle parking for 5% of the total parking capacity is a relatively easy option to achieve this credit in the Meadowlands.

**Location in LEED NC 2.2**

Page 14

**SS C4.4: Alternative Transportation, Parking Capacity**

**Intent**

Reduce pollution and land development impacts from single occupancy vehicle use.

**Related Code/Zoning/Regulation**

NJMC parking requirements vary according to use. Providing preferred parking for carpools or vanpools (part of this credit's requirements) is not required.



**Comments**

If following Option 1 of the requirements for this credit, not exceeding the NJMC parking requirements will not impact project cost. Designating 5% as preferred parking for carpools and or vanpools is also a no/low cost option.

**Location in LEED NC 2.2**

Page 15

**SS C5.2: Site Development, Maximize Open Space**

**Intent**

Provide a high ratio of open space to development footprint to promote biodiversity.

**Related Code/Zoning/Regulation**

The minimum open space requirements vary among the defined zones within the District ranging from no requirement to 40% open space.

**Comments**

While this credit may not be commonly pursued in the Meadowlands, for very large parcels, or parcels with areas that are in wetlands or under water, exceeding the NJMC open space requirements by 25% may be achievable and reasonable.

**Location in LEED NC 2.2**

Page 17

**SS C6.2: Stormwater Design, Quality Control**

**Intent**

Limit disruption and pollution of natural water flows by managing stormwater runoff.

**Related Code/Zoning/Regulation**

DEP Stormwater Management Rule 7.8-5.5.

NJMC recommends that a minimum of one (1) tree and five (5) shrubs be planted for each 100 linear feet of stormwater management edge area.

**Comments**

Compliance with the DEP Stormwater Management Rule (DEP 7.8-5.) will meet this credit's criteria for TSS (total suspended solids), but not necessarily the requirement to reduce impervious cover. The requirement may or may not be feasible depending on the site's size and constraints.

**Location in LEED NC 2.2**

Page 19

**SS C7.1: Heat Island Effect, Non-Roof**

**Intent**

Reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat.

**Related Code/Zoning/Regulation**

NJAC 19:4-8.9(d) 3: "A minimum of one shade tree shall be provided for every 10 parking spaces or every 3,000 square feet of vehicular use area, whichever is greater, which shall be distributed evenly within the vehicular use area." Other NJMC landscaping requirements may also relate to achieving this credit.

**Comments**

The NJAC requirement noted above can contribute to the shading needed for of this credit, although significant additional shading is required. If structured parking is planned it may make sense to pursue this credit.

**Location in LEED NC 2.2**

Page 20

**SS C7.2: Heat Island Effect, Roof**

**Intent**

Reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat.

**Related Code/Zoning/Regulation**

None

**Comments**

Using a high albedo roofing material is the more cost effective strategy for this credit. If a vegetated roof is used, it can be designed as an amenity to building users. Both strategies can decrease a project's cooling loads.

**Location in LEED NC 2.2**

Page 21

**SS C8: Light Pollution Reduction**

**Intent**

Minimize light trespass from the building and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments.

**Related Code/Zoning/Regulation**

NJMC 19:4-7.7 sets limits for glare in a residential area or zone, Environmental Conservation Zone, or Park and Recreation zones and designates the maximum allowed intensity for light sources.

NJAC 19:4-8.13 (a) 6.1: "All light sources shall be shielded and positioned to prevent glare from becoming a hazard or nuisance or having a negative impact on site users, adjacent properties, or the traveling public.

**Comments**

This credit can be achieved at a low cost impact with proper design strategies. Meeting the requirements of this credit will also fulfill those of NJAC 19:4-8.13 (a) 6.1 .

**Location in LEED NC 2.2**

Page 22

## **WATER EFFICIENCY**

### **WE C1.1: Water Efficient Landscaping, Reduce by 50%**

#### **Intent**

Limit or eliminate the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation.

#### **Related Code/Zoning/Regulation**

No code requirement. NJMC requires that a minimum of 40% of all plantings shall be native to New Jersey and recommends that 60% are.

#### **Comments**

The NJMC requirements and recommendations noted above align in spirit with the requirements of this credit. Using all native plantings in combination with high efficiency irrigation can bring a project in compliance with this credit and save on maintenance costs.

#### **Location in LEED NC 2.2**

Page 24

### **WE C1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation**

#### **Intent**

Eliminate the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation.

#### **Related Code/Zoning/Regulation**

See WE 1.1.

#### **Comments**

This credit should be pursued if all native plantings are used and the landscaping is designed to require no irrigation or irrigation will be provided via stormwater or greywater recycling. Stormwater and or greywater reuse would require approval as a Special Engineered System by the code. Stormwater and or greywater reuse does require additional plumbing and may be cost prohibitive. Designing landscaping to require no irrigation should be done with caution - in the event that even native plantings fail, the cost to replace them should be considered.

#### **Location in LEED NC 2.2**

Page 25

### **WE C2: Innovative Wastewater Technologies**

#### **Intent**

Reduce generation of wastewater and potable water demand, while increasing the local aquifer recharge.

#### **Related Code/Zoning/Regulation**

See WE C 3.1 and 3.2

**Comments**

While this can be a difficult credit to achieve, it is a particularly appropriate one for the Meadowlands. Furthermore, one option for achieving the credit is to reduce potable water use for the building by 50%, which could also meet the requirements to achieve credits WE 3.1 and 3.2.

**Location in LEED NC 2.2**

Page 26

**WE C3.1: Water Use Reduction, 20% Reduction**

**Intent**

Maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems.

**Related Code/Zoning/Regulation**

The NJ plumbing code, the National Standard Plumbing Code/2006, has the same flow rate requirements as the Energy Policy Act of 1992 and therefore must be exceeded by 20% for this credit.

**Comments**

High efficiency fixtures such as dual flush toilets are becoming more commonplace and cost competitive with standard code compliant fixtures. Specifying fixtures to comply with this credit will have the added benefit of reducing operating costs.

**Location in LEED NC 2.2**

Page 27

**WE C3.2: Water Use Reduction, 30% Reduction**

**Intent**

Maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems.

**Related Code/Zoning/Regulation**

The NJ Plumbing Code, the National Standard Plumbing Code/2006, has the same flow rate requirements as the Energy Policy Act of 1992 and therefore must be exceeded by 30% for this credit.

**Comments**

Pursuit of this credit may require very efficient fixtures such as waterless urinals and or composting toilets and greywater reuse. The NJ Plumbing code does allow waterless urinals, but composting toilets are not currently recognized and would require a variance. Stormwater and or greywater reuse for non-potable uses would require approval as a Special Engineered System by the code. Stormwater and or greywater reuse does require additional plumbing and may be cost prohibitive.

**Location in LEED NC 2.2**

Page 28

## ENERGY & ATMOSPHERE

### **EA P1: Fundamental Commissioning of the Building Energy Systems**

#### **Intent**

Verify that the building's energy related systems are installed, calibrated and perform according to the owner's project requirements, basis of design, and construction documents.

#### Benefits of Commissioning

Benefits of commissioning include reduced energy use, lower operating costs, reduced contractor callbacks, better building documentation, improved occupant productivity, and verification that the systems perform in accordance with the owner's project requirements.

#### **Related Code/Zoning/Regulation**

None

#### **Comments**

Commissioning is one of the more cost effective quality control strategies. Compliance with this prerequisite can help reduce the possibility of callbacks and system malfunctions, it will also ensure that the mechanical systems are performing as designed.

#### **Location in LEED NC 2.2**

Page 29

### **EA P2: Minimum Energy Performance**

#### **Intent**

Establish the minimum level of energy efficiency for the proposed building and systems.

#### **Related Code/Zoning/Regulation**

State commercial energy code. (New Jersey has adopted ASHRAE 90.1 – 2004, referenced by this credit.)

#### **Comments**

New Jersey already has a higher energy baseline than many other states with the adoption of ASHRAE 90.1-2004. Meeting the NJ code will also meet the requirements of this prerequisite.

#### **Location in LEED NC 2.2**

Page 31

### **EA P3: Fundamental Refrigerant Management**

#### **Intent**

Reduce ozone depletion.

#### **Related Code/Zoning/Regulation**

None

**Comments**

The phase-out of CFC refrigerants started in the 1990's has made CFC-free HVAC equipment readily available.

**Location in LEED NC 2.2**

Page 32

**EA C1: Optimize Energy Performance**

**Intent**

Achieve increasing levels of energy performance above the baseline in the prerequisite standard to reduce environmental and economic impacts associated with excessive energy use.

**Related Code/Zoning/Regulation**

State commercial energy code. (New Jersey has adopted ASHRAE 90.1 – 2004, referenced by this credit)

**Comments**

New Jersey already has a higher energy baseline than many other states with the adoption of ASHRAE 90.1-2004. Exceeding the code by at least 14% will have cost impacts, but these can be minimized through an integrated design approach and will result in energy savings and reduced operating costs. This credit can also be pursued through the prescriptive paths shown in the [ASHRAE Advanced Energy Design Guide for Small Office Buildings](#) OR the [Advanced Buildings Core Performance Guide](#) (with certain restrictions).

**Location in LEED NC 2.2**

Page 33

**EA C4: Enhanced Refrigerant Management**

**Intent**

Reduce ozone depletion and support early compliance with the Montreal Protocol while minimizing direct contributions to global warming.

**Related Code/Zoning/Regulation**

None

**Comments**

Pursuit of this credit requires a more rigorous approach from the mechanical engineer and proper equipment maintenance. As global warming concerns become more pronounced, the requirements of this credit will become more commonly adhered to in the marketplace.

**Location in LEED NC 2.2**

Page 39

## MATERIALS & RESOURCES

### **MR P1: Storage & Collection of Recyclables**

#### **Intent**

Facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills.

#### **Related Code/Zoning/Regulation**

Bergen County requires aluminum cans, corrugated cardboard, glass containers, mixed paper and office paper to be recycled in commercial locations. Hudson County requires corrugated cardboard and office paper to be recycled in commercial locations.

#### **Comments**

Compliance with county rules for recycling in commercial locations will assist in meeting the requirements for this prerequisite.

#### **Location in LEED NC 2.2**

Page 43

### **MR C2.1: Construction Waste Management: Divert 50% from Disposal**

#### **Intent**

Divert construction, demolition and land-clearing debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.

#### **Related Code/Zoning/Regulation**

Construction debris that is required to be recycled in Bergen and Hudson County includes corrugated cardboard. Bergen County also recycles ferrous scrap and Hudson County recycles asphalt roofing

NJMC 10:4-8.15 (f) has the requirements for recycling and refuse areas.

#### **Comments**

Compliance with county rules for recycling in commercial locations will assist in meeting the requirements for this credit. According to the NJ DEP, the average cost to recycle asphalt, concrete, rubble, used brick and block and wood scraps is cheaper than the average cost of disposal. As disposal costs continue to rise, incorporating recycling practices into the construction process will become even more financially advantageous.

#### **Location in LEED NC 2.2**

Page 47

### **MR C2.2: Construction Waste Management: Divert 75% from Disposal**

#### **Intent**

Divert construction and demolition debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.

**Related Code/Zoning/Regulation**

SEE MR 2.1.

**Comments**

As with MR 2.1 compliance with county rules for recycling in commercial locations will assist in meeting the requirements for this credit. Achieving a 75% diversion from disposal requires more diligent jobsite monitoring and recycling practices.

**Location in LEED NC 2.2**

Page 48

**MR C4.1: Recycled Content: 10% (post-consumer + ½ pre-consumer)**

**Intent**

Increase demand for building products that incorporate recycled content materials, thereby reducing impacts resulting from extraction and processing of virgin materials.

**Related Code/Zoning/Regulation**

None

**Comments**

This credit can be readily attained since many commonly used materials are available with recycled content. Steel, acoustic ceiling tiles, gypsum board, carpeting, carpet tile, and ceramic tile are all available with recycled content. Many types of insulation also have recycled content such as: cellulose, mineral wool, cotton, fiberglass and polystyrene (a type of rigid insulation).

**Location in LEED NC 2.2**

Page 51

**MR C4.2: Recycled Content, 20% (post-consumer + ½ pre-consumer)**

**Intent**

Increase demand for building products that incorporate recycled content materials, thereby reducing the impacts resulting from extraction and processing of virgin materials.

**Related Code/Zoning/Regulation**

None

**Comments**

As with MR 4.1, this credit can be readily attained since many commonly used materials are available with recycled content. Steel, acoustic ceiling tiles, gypsum board, carpeting, carpet tile, and ceramic tile are all available with recycled content. Many types of insulation also have recycled content such as: cellulose, mineral wool, cotton, fiberglass and polystyrene (a type of rigid insulation).

**Location in LEED NC 2.2**

Page 52



**MR C5.1: Regional Materials: 10% Extracted, Processes & Manufactured Regionally**

**Intent**

Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.

**Related Code/Zoning/Regulation**

None

**Comments**

Using 10% of building materials manufactured within 500 miles of the project site should be fairly easy to accomplish in this region.

**Location in LEED NC 2.2**

Page 53

**MR C5.2: Regional Materials: 20% Extracted, Processes & Manufactured Regionally**

**Intent**

Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.

**Related Code/Zoning/Regulation**

None

**Comments**

Using 20% of building materials manufactured within 500 miles of the project site should only be moderately more difficult to achieve if already attempting credit MR 5.1.

**Location in LEED NC 2.2**

Page 54

## INDOOR ENVIRONMENTAL QUALITY

### **EQ P1: Minimum IAQ Performance**

#### **Intent**

Establish minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the comfort and well-being of the occupants.

#### **Related Code/Zoning/Regulation**

IBC Section 1202.4 for natural ventilation or International Mechanical Code 2006 section 403 for mechanical ventilation.

#### **Comments**

For code compliance AND to achieve this credit, a design would have to show equal or greater compliance with the NJ IMC since the IMC does not reference ASHRAE 62.1. The ASHRAE 62.1 ventilation rate procedure considers "zone air distribution effectiveness" or "system ventilation efficiency" to determine ventilation rate, the NJ IMC does not. The LEED requirement states "Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure or the applicable local code, whichever is more stringent". Therefore the ventilation rate would be determined using the NJ IMC.

#### **Location in LEED NC 2.2**

Page 57

### **EQ P2: Environmental Tobacco Smoke (ETS) Control**

#### **Intent**

Minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to Environmental Tobacco Smoke (ETS).

#### **Related Code/Zoning/Regulation**

Smoke Free Air Act.

#### **Comments**

This prerequisite is easily achievable. In non-residential buildings, compliance with the NJ Smoke Free Air Act AND locating any designated outdoor smoking areas at least 25' from entries, outdoor air intakes and operable windows will meet this prerequisite's requirements.

#### **Location in LEED NC 2.2**

Page 58

### **EQ C1: Outdoor Air Delivery Monitoring**

#### **Intent**

Provide capacity for ventilation system monitoring to help sustain occupant comfort and well-being.

#### **Related Code/Zoning/Regulation**

None

**Comments**

The technologies required for this credit are commonly available in commercial construction and are becoming standard practice in certain building types. As such, compliance with this credit's requirements is readily achievable.

**Location in LEED NC 2.2**

Page 60

**EQ C3.1: Construction IAQ Management Plan: During Construction**

**Intent**

Reduce indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants.

**Related Code/Zoning/Regulation**

None

**Comments**

The requirements of this credit are in line with good construction practices. Dust and debris that get into air distribution systems during construction are rarely cleaned out. Therefore protecting the system during this time can improve IAQ and help the HVAC system run more optimally.

**Location in LEED NC 2.2**

Page 62

**EQ C3.2: Construction IAQ Management Plan: Before Occupancy**

**Intent**

Reduce indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants.

**Related Code/Zoning/Regulation**

None

**Comments**

Pursuing this credit makes the most sense for projects where the timing allows for a building flush out period prior to occupancy. For projects where scheduling won't allow it, the required IAQ testing may be cost prohibitive.

**Location in LEED NC 2.2**

Page 63

**EQ C4.1: Low-Emitting Materials, Adhesives & Sealants**

**Intent**

Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

**Related Code/Zoning/Regulation**

None

**Comments**

As with all the low emitting materials credits that follow, switching to low VOC materials is beneficial and readily doable. An increasing number of low VOC products are on the market, often at the same cost as conventional ones. Changes to project specifications and verification that the products specified are actually used are essential for these credits.

**Location in LEED NC 2.2**

Page 65

**EQ C4.2: Low-Emitting Materials: Paints & Coatings**

**Intent**

Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

**Related Code/Zoning/Regulation**

None

**Comments**

See EQ C4.1

**Location in LEED NC 2.2**

Page 67

**EQ C4.3: Low-Emitting Materials: Carpet Systems**

**Intent**

Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

**Related Code/Zoning/Regulation**

None

**Comments**

See EQ C4.1

**Location in LEED NC 2.2**

Page 68

**EQ C4.4: Low-Emitting Materials: Composite Wood & Agrifiber Products**

**Intent**

Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

**Related Code/Zoning/Regulation**

None

**Comments**

See EQ 4.1

**Location in LEED NC 2.2**

Page 69

**EQ C5: Indoor Chemical & Pollutant Source Control**

**Intent**

Minimize exposure of building occupants to potentially hazardous particulates and chemical pollutants.

**Related Code/Zoning/Regulation**

The New Jersey Mechanical Code section 502 requires exhaust systems in areas that "produce or throw off dust or particulates sufficiently light to float in the air or which emit heat, odors, fumes, spray, gas or smoke in such quantities to be irritating or injurious to health or safety." Section 510 has requirements for Hazardous Exhaust Systems. The code requires air filters on central HVAC systems, MERV 13 is not specifically required

**Comments**

Much of what this credit requires is also required by the code, as shown above. The credit's required track off system, which is not required by code, not only improves IAQ, but is relatively simple to accommodate and can lengthen the life of floor finishes and reduce maintenance costs.

**Location in LEED NC 2.2**

Page 70

**EQ C7.1: Thermal Comfort: Design**

**Intent**

Provide a comfortable thermal environment that supports the productivity and well-being of building occupants.

**Related Code/Zoning/Regulation**

IBC 2006 Section 1203.1 - The code requires that, "...space-heating systems capable of maintaining a minimum indoor temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor on the design heating day." The credit requirement exceeds code by requiring that the comfort criterion goes beyond air temperature and includes radiant temperature, air speed and relative humidity.

**Comments**

This credit requires the HVAC system to have separate humidity control which may be problematic for certain designs. If separate humidity control is planned for the system, the other requirements of this credit are close to standard practice for buildings with more sophisticated HVAC systems.

**Location in LEED NC 2.2**

Page 73

**EQ C7.2: Thermal Comfort: Verification**

**Intent**

Provide for the assessment of building thermal comfort over time.

**Related Code/Zoning/Regulation**

None

**Comments**

Implementing the requirements of this credit is relatively straightforward, but the difficulty with compliance may lie in the subjective nature of comfort. As such, it may be problematic to get the required 80% satisfied comfort survey respondents.

**Location in LEED NC 2.2**

Page 74

**EQ C8.1: Daylight & Views: Daylight 75% of Spaces**

**Intent**

Provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building.

**Related Code/Zoning/Regulation**

None

**Comments**

Since parcels in the Meadowlands are not infill lots, and since minimum setbacks are 20' and often 70' or 80', exposure to daylight and views is readily available. Proper daylighting design to avoid glare and/or overheating is critical. For certain building types, designing shallow enough floor plates to take advantage of daylight and views will be a challenge.

**Location in LEED NC 2.2**

Page 75

**EQ C8.2: Daylight and Views, Views for 90% of Spaces**

**Intent**

Provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building.

**Related Code/Zoning/Regulation**

None

**Comments**

See EQ 8.1

**Location in LEED NC 2.2**

Page 76

## INNOVATION & DESIGN PROCESS

### **ID C2: LEED Accredited Professional**

**Intent**

To support and encourage the design integration required by a LEED for New Construction green building project and to streamline the application and certification process.

**Related Code/Zoning/Regulation**

None

**Comments**

Using a LEED AP will simplify the entire LEED process for the project team, and it will achieve this credit.

**Location in LEED NC 2.2**

Page 7

## **Section 4**

### **Design Construction Process Guide**



**New Jersey  
Meadowlands**



## **Design/Construction Process Guide**

### **Introduction**

The Design/Construction Process Guide presents a step-by-step, question-driven method for managing the design and construction process to ensure that a project will achieve the anticipated LEED-rating. The purpose of the Guide is to help developers prepare for – and NJMC personnel to conduct – periodic reviews of progress toward achieving the points needed to qualify for the Meadowlands LEED incentives.

Each section of questions is organized according to the key phases of the design/development process:

**Programming**  
**Schematic Design**  
**Design Development**  
**Construction Documents**  
**Construction Administration**

The appropriate section of the guide should be used at the beginning of each project phase so that key opportunities for obtaining LEED points are identified, credit specific questions are answered, and required submittals are completed. It is anticipated that developers will meet with NJMC staff at least once during each of these phases to discuss progress. The material in the Process Guide will be used as a basis for these discussions.

Although the Process Guide focuses primarily on the Meadowlands Select LEED Credits reviewed in Section 3, developers are encouraged to pursue additional credits from the LEED NC 2.2 rating systems. Any additional credits that are pursued should be discussed with NJMC personnel during the appropriate project phases.

**NOTE:** It is highly recommended that each project have a green building specialist or LEED™ Accredited Professional on the team and that that individual use the Design/Construction Process Guide throughout the project design and development process.

## Programming

*Questions that will help establish clear, explicit high performance goals as early as possible in the design process – during development of the building's program (the document detailing the basic scope of the project, the types and number of rooms required, etc.).*

### SUSTAINABLE SITES

#### SS Prerequisite 1: Construction Activity Pollution Prevention

- Has the development of an Erosion and Sedimentation Control (ESC) Plan been established as a design task?

#### SS Credit 3: Brownfield Redevelopment (if applicable)

- Has a Preliminary Assessment and Site Investigation been completed?

#### SS Credit 4.1: Alternative Transportation: Public Transportation Access

- Is there access to public transportation from the site?

#### SS Credit 4.2: Alternative Transportation: Bicycle Storage & Changing Rooms

- Are bicycle racks or storage and showering and changing facilities included in the program?

#### SS Credit 4.3: Alternative Transportation: Low Emitting & Fuel Efficient Vehicles

- Are accommodations for low emitting and fuel efficient vehicles accounted for in the program?

#### SS Credit 4.4: Alternative Transportation: Parking Capacity

- Does planned parking meet but not exceed zoning requirements? Is preferred parking for carpools or vanpools planned?

#### SS Credit 5.2: Site Development: Maximize Open Space

- Is the site's open space requirement going to be exceeded by 25%?

#### SS Credit 6.2: Stormwater Design: Quality Control

- Does the site lend itself to stormwater infiltration strategies such as rain gardens, and/or vegetated swales?

#### SS Credit 7.2: Heat Island Effect: Roof

- Would it be desirable/feasible to incorporate a green space on the building's roof?

### WATER EFFICIENCY

#### WE Credit 1.1: Water Efficient Landscaping: Reduce by 50%;

#### WE Credit 1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation

- Does the site have existing vegetation, not requiring irrigation that can be preserved?
- Has creating a water efficient landscape design been established as a design goal?

#### WE Credit 2: Innovative Wastewater Technologies

- Is water use reduction as high as 50% being considered as a design goal?
- Is achieving this credit plus WE C3.1 and 3.2 being considered as a design goal?

#### WE Credit 3.1: Water Use Reduction: 20% Reduction;

#### WE Credit 3.2: Water Use Reduction: 30% Reduction

- Has water use reduction been established as a design goal?

## ENERGY & ATMOSPHERE

### EA Prerequisite 1: Fundamental Commissioning of the Building Energy Systems

- Has the team committed to, and budgeted for, commissioning as a basic component of the project?
- Has a commissioning agent been engaged?
- Is the commissioning agent beginning to document operational needs specific to the client's needs and the design team's intent

### EA Prerequisite 2: Minimum Energy Performance Required

- Has meeting the mandatory and prescriptive requirements of the ASHRAE/IESNA standard being established as a design goal?

### EA Credit 1: Optimize Energy Performance

- Is the design team required to use an energy analysis tool to help maximize the building's energy performance or will a prescriptive path be used?
- If an energy analysis tool will be used, what tool has been selected?
- At what stages in the design process will the tool be used, and what types of analyses will be performed?
- Has providing an energy efficient building shell been established as a goal for the project?
- Does the basic Programming allow windows on the east and west to be smaller (to reduce unwanted heat gain) and those on the north and south to be larger (to enhance daylighting opportunities)? For example, does the Programming group functions that may need less glazing (service areas) on the east and west, and those that will benefit most from daylight (offices, meeting rooms, corridors, etc.) on the north and south?

## MATERIALS & RESOURCES

### MR Prerequisite 1: Storage & Collection of Recyclables

- Has the storage and collection of recyclables been incorporated into the building Programming?

### MR Credit 2.1: Construction Waste Management: Divert 50% from Disposal;

### MR Credit 2.2: Construction Waste Management: Divert 75% from Disposal

- Has minimizing construction waste been established as a design goal?
- Is a construction waste management plan being developed for the project?

### MR Credit 4.1: Recycled Content: 10% (post-consumer + 1/2 pre-consumer);

### MR Credit 4.2: Recycled Content: 20% (post-consumer + 1/2 pre-consumer)

- Has using recycled materials and products been established as a design goal?

### MR Credit 5.1: Regional Materials: 10% Extracted, Processed and Manufactured Regionally;

### MR Credit 5.2: Regional Materials: 20% Extracted, Processed and Manufactured Regionally

- Has using regional materials and products been established as a design goal?

## INDOOR ENVIRONMENTAL QUALITY

### EQ Prerequisite 1: Minimum IAQ Performance

- Has providing adequate ventilation been established as a design goal?

EQ Credit 3.1: Construction IAQ Management Plan

- Has protection of the HVAC distribution system during construction been established as a project goal?

EQ Credit 4.1: Low-Emitting Materials: Adhesives & Sealants;

EQ Credit 4.2: Paints & Coatings;

EQ Credit 4.3: Carpet Systems;

EQ Credit 4.4: Composite Wood & Agrifiber Products

- Has using low emitting materials been established as a design goal?

EQ Credit 5: Indoor Chemical & Pollutant Source Control

- Is adequate space being planned at building entries for walk off systems?
- Are rooms where potential pollutants may be present (janitorial closets, copying/printing rooms, garages) being sufficiently isolated from other occupied areas?

EQ Credit 8.1: Daylight & Views: Daylight 75% of Spaces

- Have optimized daylighting and views been specifically established as design goals for the project?
- Do features of the site allow for access to sunlight?
- Can the building orientation and massing be optimized for daylighting?

EQ Credit 8.2: Daylight & Views: Views for 90% of Spaces

- See EQ Credit 8.1

**INNOVATION & DESIGN PROCESS**

ID Credit 2: LEED Accredited Professional

- Is there a LEED Accredited professional on the design team?

## Schematic Design

*Questions to ask during the conceptual design phase, when key decisions on the basic scale and layout of the facility are being made, and the project's overall scope and direction are being established. Modifying these decisions at later stages may prove to be difficult and costly.*

### SUSTAINABLE SITES

#### SS Prerequisite 1: Construction Activity Pollution Prevention

- Has the development of an Erosion and Sedimentation Control (ESC) Plan been established as a design task?

#### SS Credit 3: Brownfield Redevelopment (if applicable)

- Is the DEP Brownfields Site Remediation Program (SRP) process being followed?

#### SS Credit 4.1: Alternative Transportation: Public Transportation Access

- Is there access to public transportation from the site?

Submittal: LEED™ form SSc41\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

#### SS Credit 4.2: Alternative Transportation: Bicycle Storage & Changing Rooms

- Are bicycle racks or storage and showering and changing facilities included in the schematic design?

#### SS Credit 4.3: Alternative Transportation: Low Emitting & Fuel Efficient Vehicles

- Are parking spaces for low emitting and fuel efficient vehicles included in the schematic design?

#### SS Credit 4.4: Alternative Transportation: Parking Capacity

- Does planned parking meet but not exceed zoning requirements? Is preferred parking for carpools or vanpools planned?

#### SS Credit 5.2: Site Development: Maximize Open Space

- Is the site's open space requirement going to be exceeded by 25%?

Submittal: LEED™ form SSc52\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

#### SS Credit 6.2: Stormwater Design: Quality Control

- Does the site design incorporate stormwater infiltration strategies such as rain gardens, and/or vegetated swales and or strategic landscaping?

#### SS Credit 7.1: Heat Island Effect: Non-Roof

- Is shading of the parking area being considered in the landscaping and overall design of the parking area? Or is paving the parking area with white concrete versus asphalt being considered?

#### SS Credit 7.2: Heat Island Effect: Roof

- Is a vegetated or light-colored roof part of the schematic design (at least 50% of the roof area)? This credit can be achieved by using a roof with an SRI  $\geq 78$  for a low sloped roof ( $\leq 2:12$ ) or  $\geq 29$  for a steep-sloped roof ( $\geq 2:12$ ).

#### SS Credit 8: Light Pollution Reduction

- Is site lighting being considered that will minimize light pollution beyond the site?

## WATER EFFICIENCY

WE Credit 1.1: Water Efficient Landscaping: Reduce by 50%;

WE Credit 1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation

- Does the design preserve existing natural areas of the site?
- Does the design help direct rainwater to plantings?
- Does the design incorporate hardy indigenous plantings?
- Does the design minimize turf areas?
- Is the use of captured rainwater, recycled wastewater or recycled greywater being considered for landscape irrigation?

WE Credit 2: Innovative Wastewater Technologies

- Are credits WE C3.1 and/or 3.2 being considered? Could water use reduction levels be increased to 50%, so that this credit could be achieved as well?

WE Credit 3.1: Water Use Reduction: 20% Reduction;

WE Credit 3.2: Water Use Reduction: 30% Reduction

- Are high efficiency fixtures being considered, such as waterless urinals, dual flush toilets, composting toilets and occupancy sensor lavatories?

## ENERGY & ATMOSPHERE

EA Prerequisite 1: Fundamental Commissioning of the Building Energy Systems

- Is appropriate design documentation being collected by/delivered to the commissioning agent?

EA Prerequisite 2: Minimum Energy Performance Required

- How are the mandatory and prescriptive requirements of the ASHRAE/IESNA standard being incorporated during design?

EA Prerequisite 3: Fundamental Refrigerant Management

- What type of HVAC system is being considered, will it have CFC-free refrigerant?

EA Credit 1: Optimize Energy Performance

- If a prescriptive path is not being used, have the energy analysis tool(s) selected for the project been used to project energy consumption at least once (preferably several times) during this phase of design?
- What basic assemblies and configurations are being considered for the walls, floors, and roofs of the facility?
- What types of materials (glazing, shading, insulation, air barriers, structural materials) are being considered?
- How are trade-offs (between amounts of window versus wall, between one type of glazing versus another, etc.) being analyzed, and how will the overall performance of the shell as a whole be optimized?
- How are the impacts of thermal mass being addressed?
- Are light colored surfaces (particularly roofing) being considered as a means of reducing heat gain?

EA Credit 4: Enhanced Refrigerant Management

- Will the HVAC system being considered have refrigerants with low Ozone Depleting Potential (ODP) AND low Global Warming Potential (GWP)? (The LEED NC Reference Guide provides information on different refrigerants and their ODP and GWP).
- Will the fire suppression systems being considered be free of HCFC's and Halons?

## MATERIALS & RESOURCES

### MR Prerequisite 1: Storage & Collection of Recyclables

- Has adequate space for the storage and collection of recyclables been incorporated into the building design?

### MR Credit 2.1: Construction Waste Management 50%;

### MR Credit 2.2: Construction Waste Management 75%

- Is the construction waste management plan becoming more defined?
- Is the design considering the dimension of construction materials (e.g. design on a 2 foot grid) to minimize cutoffs and construction waste?

### MR Credit 4.1: Recycled Content: 10% (post-consumer + 1/2 pre-consumer);

### MR Credit 4.2: Recycled Content: 20% (post-consumer + 1/2 pre-consumer)

- What types of recycled content materials and products are being considered and where will they be used?

### MR Credit 5.1: Regional Materials: 10% Extracted, Processed and Manufactured Regionally;

### MR Credit 5.2: Regional Materials: 20% Extracted, Processed and Manufactured Regionally

- What types of regional materials are being considered for meeting one or both of these credits and where will they be used?

## INDOOR ENVIRONMENTAL QUALITY

### EQ Prerequisite 1: Minimum IAQ Performance

- Will the HVAC system being considered provide adequate ventilation?

### EQ Prerequisite 2: Environmental Tobacco Smoke (ETS) Control

If project is residential:

- Does the design allow for air sealing residential units from each other?
- If there is a common hallway for separate dwelling units, will doors from units be weatherstripped?

### EQ Credit 1: Outdoor Air Delivery Monitoring

- Will CO2 monitoring and or outdoor airflow monitoring be incorporated into the HVAC system?

### EQ Credit 4.1: Low-Emitting Materials: Adhesives & Sealants;

### EQ Credit 4.2: Paints & Coatings;

### EQ Credit 4.3: Carpet Systems;

### EQ Credit 4.4: Composite Wood & Agrifiber Products

- What types of low emitting: adhesives and sealants; paints & coatings; carpet systems; and composite wood & agrifiber products are being considered and where will they be used?

### EQ Credit 5: Indoor Chemical & Pollutant Source Control

- Is adequate space being planned at building entries for walk off systems?
- Are rooms where potential pollutants may be present (janitorial closets, copying/printing rooms, garages) being sufficiently isolated from other occupied areas?

EQ Credit 7.1: Thermal Comfort: Design

- Is the HVAC system and building envelope being designed considering the combined impact of air temperature, radiant temperature, air speed and relative humidity on comfort?

EQ Credit 8.1: Daylight & Views, Daylight 75% of Spaces;

EQ Credit 8.2: Views for 90% of Spaces

- What basic strategies are being considered for bringing daylight into the building?
- What strategies are being considered to control unwanted heat gain and glare?
- What tools are being used to analyze the impact of any daylighting strategies on the electric lighting system and on visual comfort and energy use?
- What are the preliminary results of these analyses?
- Are views being considered?

**INNOVATION & DESIGN PROCESS**

ID Credit 2: LEED Accredited Professional



## Design Development

*Questions to ask as the size and character of the project become more refined and as key building materials and systems – architectural, structural, mechanical, and electrical – become more clearly defined.*

### SUSTAINABLE SITES

#### SS Prerequisite 1: Construction Activity Pollution Prevention

- Has an Erosion and Sedimentation Control (ESC) Plan been developed?

#### SS Credit 3: Brownfield Redevelopment

- Is the DEP Brownfields Site Remediation Program (SRP) process being followed?

Submittal: LEED™ form SSc3\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

#### SS Credit 4.2: Alternative Transportation: Bicycle Storage & Changing Rooms

- Are bicycle racks or storage and showering and changing facilities included in the current design?

Submittal: LEED™ form SSc42\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

#### SS Credit 4.3: Alternative Transportation: Low Emitting & Fuel Efficient Vehicles

- Are parking spaces for low emitting and fuel efficient vehicles included in the current design?

Submittal: LEED™ form SSc43\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

#### SS Credit 4.4: Alternative Transportation: Parking Capacity

- Does parking meet but not exceed zoning requirements? Is preferred parking for carpools or vanpools included?

Submittal: LEED™ form SSc44\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

#### SS Credit 5.2: Site Development: Maximize Open Space

- Is the site's open space requirement going to be exceeded by 25%?

#### SS Credit 6.2: Stormwater Design: Quality Control

- Does the site design incorporate stormwater infiltration strategies such as rain gardens, and/or vegetated swales and or strategic landscaping?
- Does the design minimize impervious surfaces (e.g. parking lots, paved walkways, etc.)?
- Is shading of the parking area being considered in the landscaping and overall design of the parking area? Or is paving the parking area with white concrete versus asphalt?

Submittal: LEED™ form SSc62\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

#### SS Credit 7.1: Heat Island Effect: Non-Roof

- Is shading of the parking incorporated in the landscaping and overall design of the parking area? Or will the parking area paving be white concrete versus asphalt?

**SS Credit 7.2: Heat Island Effect: Roof**

- Is a vegetated roof part of the design (at least 50% of the roof area)? (this credit can also be achieved by using a roof with an SRI  $\geq 78$  for a low sloped roof ( $\leq 2:12$ ) or  $\geq 29$  for a steep-sloped roof ( $\geq 2:12$ ))

Submittal: LEED™ form SSc71\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**SS Credit 8: Light Pollution Reduction**

- Will the selected site lighting fixtures and design minimize light pollution beyond the site boundaries?

Submittal: LEED™ form SSc8\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**WATER EFFICIENCY**

**WE Credit 1.1: Water Efficient Landscaping: Reduce by 50%;**

**WE Credit 1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation**

- Are existing trees, vegetation and or natural areas on the site to be preserved?
- Are the selected plantings native to the area and/or drought resistant?
- Is turf area limited?
- If provided, has a high efficiency irrigation technology been selected?
- Does the design use captured rainwater for irrigation?

Submittal: LEED™ form WEc1\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**WE Credit 2: Innovative Wastewater Technologies**

- Are credits WE C3.1 and/or 3.2 being considered? Could water use reduction levels be increased to 50%, so that this credit could be achieved as well?

Submittal: LEED™ form WEc2\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**WE Credit 3.1: Water Use Reduction: 20% Reduction;**

**WE Credit 3.2: Water Use Reduction: 30% Reduction**

- Will high efficiency fixtures be specified, such as waterless urinals, dual flush toilets, composting toilets and occupancy sensor lavatories?

Submittal: LEED™ form WEc3\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**ENERGY & ATMOSPHERE**

**EA Prerequisite 1: Fundamental Commissioning of the Building Energy Systems**

- Is appropriate design documentation being collected by or delivered to the commissioning agent?

**EA Prerequisite 2: Minimum Energy Performance Required**

- How are the mandatory and prescriptive requirements of the ASHRAE/IESNA standard being incorporated during design?

Submittal: LEED™ form EAp2\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**EA Prerequisite 3: Fundamental Refrigerant Management**

- Does the HVAC equipment selected use non-CFC refrigerant?

Submittal: LEED™ form EAp3\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**EA Credit 1: Optimize Energy Performance**

- If a prescriptive path has not been followed, have the energy analysis tools selected for the project been used to project energy consumption at least once (preferably several times) during this phase of the design?
- What basic wall, floor and roof assemblies have been selected?
- What types of materials (glazing, shading, insulation, air barriers, and structural materials) have been selected and why are they better, from an energy and life cycle cost perspective, than other alternatives?
- How have trade-offs (between amounts of window versus wall, between one type of glazing versus another, etc.) been analyzed, and how has the performance of the building shell as a whole been optimized?
- Have the impacts of thermal mass been factored in?
- Are light colored surfaces (particularly roofing) being used as a means to reduce heat gain?

Submittal: LEED™ form EAc1\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**EA Credit 4: Enhanced Refrigerant Management**

- Does the HVAC system selected have refrigerants with low Ozone Depleting Potential (ODP) AND low Global Warming Potential (GWP)? (The LEED NC Reference Guide provides information on different refrigerants and their ODP and GWP).

Submittal: LEED™ form EAc4\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**MATERIALS & RESOURCES**

**MR Prerequisite 1: Storage & Collection of Recyclables**

- How does the design accommodate for collection and storage of recyclables that is easily accessible to building occupants?

Submittal: LEED™ form MRp1\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**MR Credit 2.1: Construction Waste Management: Divert 50% From Disposal;**

**MR Credit 2.2: Construction Waste Management: Divert 75% From Disposal**

**MR Credit 4.1: Recycled Content: 10% (post-consumer + 1/2 pre-consumer);**

**MR Credit 4.2: Recycled Content: 20% (post-consumer + 1/2 pre-consumer)**

- What types of recycled content materials have been selected and where will they be used?
- What total percentage will the project include?

**MR Credit 5.1: Regional Materials: 10% Extracted, Processed and Manufactured Regionally;**

**MR Credit 5.2: Regional Materials: 20% Extracted, Processed and Manufactured Regionally**

- What types of regionally extracted/processed/manufactured materials or products have been selected and where will they be used?
- What total percentages will the project include?

## INDOOR ENVIRONMENTAL QUALITY

### EQ Prerequisite 1: Minimum IAQ Performance

- Will the HVAC system provide adequate ventilation?

Submittal: LEED™ form EQp1\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

### EQ Prerequisite 2: Environmental Tobacco Smoke (ETS) Control

If project is residential:

- Does the design allow for air sealing residential units from each other?
- If there is a common hallway for separate dwelling units, will doors from units be weatherstripped?

Submittal: LEED™ form EQp2\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

### EQ Credit 1: Outdoor Air Delivery Monitoring

- Is CO2 monitoring and/or outdoor airflow monitoring being incorporated into the HVAC system design?

Submittal: LEED™ form EQc1\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

### EQ Credit 4.1: Low-Emitting Materials: Adhesives & Sealants

- Do the selected adhesives and sealants meet the emissions requirements of the Program?

### EQ Credit 4.2: Low-Emitting Materials: Paints & Coatings

- Do the selected paints and coatings meet the emissions requirements of the Program?

### EQ Credit 4.3: Low-Emitting Materials: Carpet Systems

- Does the selected carpet system meet the emissions requirements of the Program?

### EQ Credit 4.4: Low-Emitting Materials: Composite Wood & Agrifiber Products

- Do the selected composite wood and agrifiber products meet the emissions requirements of the Program?

### EQ Credit 5: Indoor Chemical & Pollutant Source Control

- Is adequate space being planned at building entries for walk off systems?
- Are rooms where potential pollutants may be present (janitorial closets, copying/printing rooms, garages) being sufficiently isolated from other occupied areas?

Submittal: LEED™ form EQc5\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

### EQ Credit 7.1: Thermal Comfort: Design

- Is the HVAC system designed to provide adequate comfort in all spaces?

Submittal EQc71\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**EQ Credit 7.2: Thermal Comfort: Verification**

- Has a survey to assess thermal comfort been developed? Is there a provision for a corrective action plan if needed?

Submittal EQc72\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**EQ Credit 8.1: Daylight & Views: Daylight 75% of Spaces**

- What daylighting strategies have been selected for the building?
- Is as much daylight being harvested as possible, while avoiding glare and unwanted heat gain?
- What types of glazing have been selected (for windows, clerestories, skylights, and/or roof monitors) and are they more energy-efficient and cost-effective than competing alternatives?
- How will the daylighting and electrical lighting systems interact?
- What analyses have been performed to optimize these interactions?
- Will the combined daylighting/electric lighting strategies reduce energy use and lower the building's operating cost over time?
- Has the possibility of reducing the number of light fixtures or the number of lamps, in daylighted rooms been investigated?

Submittal: LEED™ form EQc81\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**EQ Credit 8.2: Daylight & Views: Views for 90% of Spaces**

- See EQ Credit 8.1

Submittal: LEED™ form EQc82\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**INNOVATION & DESIGN PROCESS**

**ID Credit 2: LEED Accredited Professional**

Submittal: LEED™ form IDc2\_2.2a.pdf

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

## Construction Documents

*Questions to ask once all the design elements are finalized and the documents (drawings and specifications) that will guide construction of the building are completed.*

### SUSTAINABLE SITES

#### SS Prerequisite 1: Construction Activity Pollution Prevention

- Has an Erosion and Sedimentation Control (ESC) Plan been incorporated in the construction documents?

#### SS Credit 3: Brownfield Redevelopment

- Is the DEP Brownfields Site Remediation Program (SRP) process being followed?

#### SS Credit 4.2: Alternative Transportation: Bicycle Storage & Changing Rooms

- Are bicycle racks or storage and showering and changing facilities included in the construction documents?

#### SS Credit 4.3: Alternative Transportation: Low Emitting & Fuel Efficient Vehicles

- Are parking spaces for low emitting and fuel efficient vehicles included in the construction documents?

#### SS Credit 4.4: Alternative Transportation: Parking Capacity

- Does parking meet but not exceed zoning requirements? Is preferred parking for carpools or vanpools shown in the construction documents?

#### SS Credit 5.2: Site Development: Maximize Open Space

- Do the construction documents show that the site's open space requirements are exceeded by 25%?

#### SS Credit 6.2: Stormwater Design: Quality Control

- Do the site drawings incorporate stormwater infiltration strategies such as rain gardens, and/or vegetated swales and or strategic landscaping?
- Are impervious surfaces minimized (e.g. parking lots, paved walkways, etc.)?

#### SS Credit 7.1: Heat Island Effect: Non-Roof

- Is shading of the parking incorporated in the landscaping design? Or is the specified parking area paving white concrete (not asphalt)?

#### SS Credit 7.2: Heat Island Effect: Roof

- Is a vegetated roof (at least 50% of the roof area) or a roof with the an SRI  $\geq 78$  for a low sloped roof ( $\leq 2:12$ ) or  $\geq 29$  for a steep-sloped roof ( $\geq 2:12$ ) shown/specified?

#### SS Credit 8: Light Pollution Reduction

- Will the specified/shown site lighting minimize light pollution beyond the site boundaries?

### WATER EFFICIENCY

#### WE Credit 1.1: Water Efficient Landscaping: Reduce by 50%;

#### WE Credit 1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation

- Does the landscaping plan show existing trees, vegetation and or natural areas on the site to be preserved?
- Are the specified plantings native to the area and/or drought resistant?
- Is turf area limited?

- If provided, has a high efficiency irrigation technology been specified?
- Is the use of captured rainwater for irrigation incorporated into the construction documents?

**WE Credit 2: Innovative Wastewater Technologies**

- Have high efficiency fixtures been specified, such as waterless urinals, dual flush toilets, composting toilets and occupancy sensor lavatories?

**WE Credit 3.1: Water Use Reduction: 20% Reduction;**

**WE Credit 3.2: Water Use Reduction: 30% Reduction**

- Have high efficiency fixtures been specified, such as waterless urinals, dual flush toilets, composting toilets and occupancy sensor lavatories?

**ENERGY & ATMOSPHERE**

**EA Prerequisite 1: Fundamental Commissioning of the Building Energy Systems**

- Have commissioning requirements been included in the construction documents?
- Has a written commissioning plan been developed?

**EA Prerequisite 2: Minimum Energy Performance Required**

- How have the mandatory and prescriptive requirements of the ASHRAE/IESNA standard being incorporated into the final design?

**EA Prerequisite 3: Fundamental Refrigerant Management**

- Do the construction documents specify HVAC equipment with non-CFC refrigerant?

**EA Credit 1: Optimize Energy Performance**

- If a prescriptive path has not been followed, have the energy analysis tools selected for the project been used to project energy consumption at least once (preferably several times) during this phase of the project?
- Do the final construction details for the wall, floor, and roof assemblies maintain the original design intent in terms of energy performance?(For example, do the assemblies allow insulation to be installed at the thickness originally specified, do air barriers cover all appropriate areas, have thermal bridges been avoided, etc.?)

**EA Credit 4: Enhanced Refrigerant Management**

- Does the specified HVAC system have refrigerants with low Ozone Depleting Potential (ODP) AND low Global Warming Potential (GWP)? (The LEED NC Reference Guide provides information on different refrigerants and their ODP and GWP).

**MATERIALS & RESOURCES**

**MR Prerequisite 1: Storage & Collection of Recyclables**

- Do the construction documents show an area(s) for the collection and storage of recyclables that is easily accessible to building occupants?

**MR Credit 2.1: Construction Waste Management: Divert 50% From Disposal;**

**MR Credit 2.2: Construction Waste Management: Divert 75% From Disposal**

- Do the construction documents include construction waste management goals and a plan to meet those goals?

**MR Credit 4.1: Recycled Content: 10% (post-consumer + 1/2 pre-consumer);**

**MR Credit 4.2: Recycled Content: 20% (post-consumer + 1/2 pre-consumer)**



- Are the construction documents clear and explicit concerning the required recycled content of the materials and products specified?
- Do the documents include language requiring that a proposed material or product substitution be of equal or better quality in comparison to the specified product in terms of recycled content?

MR Credit 5.1: Regional Materials: 10% Extracted, Processed and Manufactured Regionally;

MR Credit 5.2: Regional Materials: 20% Extracted, Processed and Manufactured Regionally

- Do the documents include language requiring that a proposed material or product substitution be of equal or better quality in comparison to the specified product in terms of where it was extracted, processed and/or manufactured?

## INDOOR ENVIRONMENTAL QUALITY

EQ Prerequisite 1: Minimum IAQ Performance

- Will the HVAC system as finally configured provide adequate ventilation?

EQ Prerequisite 2: Environmental Tobacco Smoke (ETS) Control

If project is residential:

- Do the construction documents call for air sealing residential units from each other?
- If there is a common hallway for separate dwelling units, do the construction documents call for the unit doors to be weatherstripped?

EQ Credit 1: Outdoor Air Delivery Monitoring

- Is CO<sub>2</sub> monitoring and/or outdoor airflow monitoring being incorporated into the construction documents?

EQ Credit 4.1: Low-Emitting Materials: Adhesives & Sealants

- Are the emissions requirements for the adhesives and sealants explicit in the construction documents?
- Do the documents include language requiring that a proposed material or product substitution be of equal or better quality in comparison to the specified product in terms of emissions?

EQ Credit 4.2: Low-Emitting Materials: Paints & Coatings

- Are the emissions requirements for the paints and coatings explicit in the construction documents?
- Do the construction documents include language requiring that a proposed material or product substitution be of equal or better quality in comparison to the specified product in terms of emissions?

EQ Credit 4.3: Low-Emitting Materials: Carpet Systems

- Are the emissions requirements for the carpet system explicit in the construction documents?
- Do the documents include language requiring that a proposed material or product substitution be of equal or better quality in comparison to the specified product in terms of emissions?

EQ Credit 4.4: Low-Emitting Materials: Composite Wood & Agrifiber Products

- Are the emissions requirements for the composite wood and agrifiber products explicit in the construction documents?
- Do the documents include language requiring that a proposed material or product substitution be of equal or better quality in comparison to the specified product in terms of emissions?



**EQ Credit 5: Indoor Chemical & Pollutant Source Control**

- Is adequate space shown at building entries for walk off systems?
- Are rooms where potential pollutants may be present (janitorial closets, copying/printing rooms, garages) sufficiently isolated from other occupied areas?

**EQ Credit 8.1: Daylight & Views: Daylight 75% of Spaces;**

**EQ Credit 8.2: Daylight & Views: Views for 90% of Spaces**

- Do the construction details for daylighting components (the windows, light shelves, roof monitors, skylights, shading devices, etc.) modify the performance of the system as a whole; i.e., will the required amount of daylight still be harvested, will glare and heat gain be sufficiently controlled, etc? What will be the impact – on operating costs and on visual comfort – of any changes in performance?
- Do the final construction details of other building components (i.e., the color and reflectance of roofing materials adjacent to skylights or roof monitors) change the dynamics of the daylighting system and impact performance? What will be the impact –on operating costs and on visual comfort – of any changes in performance?

**INNOVATION & DESIGN PROCESS**

**ID Credit 2: LEED Accredited Professional**

## Construction Administration

*Questions to ask during the course of construction to ensure that the buildings is being built as designed, that it will meet its performance goals and that any proposed materials or product substitutions do not adversely affect these goals.*

### SUSTAINABLE SITES

#### SS Prerequisite 1: Construction Activity Pollution Prevention

- Is the Erosion and Sedimentation Control (ESC) Plan being implemented?

Submittal: LEED™ form SSp1\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

#### SS Credit 3: Brownfield Redevelopment

- Is the DEP Brownfields Site Remediation Program (SRP) process being followed?

#### SS Credit 4.2: Alternative Transportation: Bicycle Storage & Changing Rooms

- Are bicycle racks or storage and showering and changing facilities being provided as designed?

#### SS Credit 4.3: Alternative Transportation: Low Emitting & Fuel Efficient Vehicles

- Are parking spaces for low emitting and fuel efficient vehicles actually being provided?

#### SS Credit 4.4: Alternative Transportation: Parking Capacity

- Does parking meet but not exceed zoning requirements? Is preferred parking for carpools or vanpools being provided?

#### SS Credit 5.2: Site Development: Maximize Open Space

- Are the site's open space requirements being exceeded by 25%?

#### SS Credit 6.2: Stormwater Design: Quality Control

- Have change orders/substitutions been proposed that will affect the stormwater infiltration strategies?
- Are impervious surfaces minimized (e.g. parking lots, paved walkways, etc.)?

#### SS Credit 7.1: Heat Island Effect: Non-Roof

- Are change orders/substitutions being proposed that will affect the shading of the parking area? Or, if applicable, is a change order proposed to change the parking area paving from white concrete?

Submittal: LEED™ form SSc71\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

#### SS Credit 7.2: Heat Island Effect: Roof

- Will change orders/substitutions affect the vegetated roof (at least 50% of the roof area) or reflective roof areas?

#### SS Credit 8: Light Pollution Reduction

- Are change orders/substitutions proposed for the site lighting that will affect light levels and the potential for light pollution beyond the site boundaries?

### WATER EFFICIENCY

WE Credit 1.1: Water Efficient Landscaping: Reduce by 50%;

WE Credit 1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation

- Is the site being landscaped in the environmentally responsive way it was designed?
- Are change orders/substitutions being proposed (different plants, different irrigation systems, different roof material if rainwater catchment is planned) that could reduce the water saving attributes of the site plan?

WE Credit 2: Innovative Wastewater Technologies

- Have change orders/substitutions been proposed to the high efficiency fixtures originally specified? Will they perform as well in terms of water use and overall effectiveness?

WE Credit 3.1: Water Use Reduction: 20% Reduction;

WE Credit 3.2: Water Use Reduction: 30% Reduction

- Have change orders/substitutions been proposed to the high efficiency fixtures originally specified? Will they perform as well in terms of water use and overall effectiveness?

## ENERGY & ATMOSPHERE

EA Prerequisite 1: Fundamental Commissioning of the Building Energy Systems

- Has the commissioning plan been implemented?
- Has the functional performance of key systems been tested and verified?
- Has appropriate building staff been trained concerning proper operation of system equipment and controls?

Submittals: LEED™ form EAp1\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

EA Prerequisite 2: Minimum Energy Performance Required

- How are the mandatory and prescriptive requirements of the ASHRAE/IESNA standard being incorporated into the facility?

EA Prerequisite 3: Fundamental Refrigerant Management

- Are change orders/substitutions being proposed for the HVAC equipment that are not CFC-free?

EA Credit 1: Optimize Energy Performance

- If a prescriptive path has not been followed, are the energy analysis tools selected for the project being used to evaluate the energy consumption consequences of proposed material, product or system substitutions?
- Are change orders/substitutions being proposed (alternate glazing materials, different types of insulation, alternate roofing products) that could influence the intended performance of the building shell?
- If these substitutions are accepted, how will they affect the energy performance of the building and its life cycle cost?

EA Credit 4: Enhanced Refrigerant Management

- Are change orders/substitutions being proposed for the specified HVAC system and refrigerants with increased Ozone Depleting Potential (ODP) AND Global Warming Potential (GWP)? (The LEED NC Reference Guide provides information on different refrigerants and their ODP and GWP).

## MATERIALS & RESOURCES

**MR Prerequisite 1: Storage & Collection of Recyclables**

- Are change orders/substitutions being proposed that will affect the accommodation of the collection and storage of recyclables that is easily accessible to building occupants?

MR Credit 2.1: Construction Waste Management: Divert 50% From Disposal;

MR Credit 2.2: Construction Waste Management: Divert 75% From Disposal

- Are efforts being made to minimize construction waste?
- Is the construction waste management plan being followed and are target goals being met?

Submittal: LEED™ form MRc2\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

MR Credit 4.1: Recycled Content: 10% (post-consumer + 1/2 pre-consumer);

MR Credit 4.2: Recycled Content: 20% (post-consumer + 1/2 pre-consumer)

- Are all substitutions proposed equal or better than the specified products in terms of their recycled content?
- Are the substitutions also functionally equivalent to the specified products?

Submittal: LEED™ form MRc4\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

MR Credit 5.1: Regional Materials: 10% Extracted, Processed and Manufactured Regionally;

MR Credit 5.2: Regional Materials: 20% Extracted, Processed and Manufactured Regionally

- Are all substitutions proposed equal or better than the specified products in terms of where it was extracted, processed and/or manufactured?

Submittal: LEED™ form MRc5\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

**INDOOR ENVIRONMENTAL QUALITY**

**EQ Prerequisite 1: Minimum IAQ Performance**

- Are being proposed that will affect whether adequate ventilation is provided?

**EQ Prerequisite 2: Environmental Tobacco Smoke (ETS) Control**

If project is residential:

- Is thorough air sealing between residential units being executed?
- Is adequate weatherstripping being installed between dwelling units and a common hall?

**EQ Credit 1: Outdoor Air Delivery Monitoring**

- Are change orders/substitutions being proposed that will affect the CO2 monitoring and/or outdoor airflow monitoring equipment?

**EQ Credit 3.1: Construction IAQ Management Plan, During Construction**

- Has an Indoor Air Quality Management Plan for the construction phase of construction been developed?
- Is the plan being followed?

Submittal: LEED™ form EQc31\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

EQ Credit 3.2: Construction IAQ Management Plan, Before Occupancy

- Has and Indoor Air Quality Management Plan for the pre-occupancy phase of construction been developed?
- Is the plan being followed?

Submittal: LEED™ form EQc32\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

EQ Credit 4.1: Low-Emitting Materials: Adhesives & Sealants

- Are all substitution adhesives and sealants proposed equal or better than the specified products in terms of their emissions?
- Are the substitutions also functionally equivalent to the specified products?

Submittal: LEED™ form EQc41\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

EQ Credit 4.2: Low-Emitting Materials: Paints & Coatings

- Are all substitution paints and coatings proposed equal or better than the specified products in terms of their emissions?
- Are the substitutions also functionally equivalent to the specified products?

Submittal: LEED™ form EQc42\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

EQ Credit 4.3: Low-Emitting Materials: Carpet Systems

- Are all substitution carpet systems proposed equal or better than the specified products in terms of their recycled content?
- Are the substitutions also functionally equivalent to the specified products?

Submittal: LEED™ form EQc43\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

EQ Credit 4.4: Low-Emitting Materials: Composite Wood & Agrifiber Products

- Are all substitution composite wood and agrifiber products proposed equal or better than the specified products in terms of their emissions?
- Are the substitutions also functionally equivalent to the specified products?

Submittal: LEED™ form EQc44\_2.2a

<https://www.usgbc.org/DisplayPage.aspx?CMSPageID=1447>

EQ Credit 8.1: Daylight & Views: Daylight 75% of Spaces;

EQ Credit 8.2: Daylight & Views: Views for 90% of Spaces

- Are any change orders/substitutions being proposed (alternative glazing materials, different types of shading) that could diminish the intended performance of the daylighting system?
- If these substitutions are accepted, how will they affect system performance, visual comfort and life cycle cost?

## INNOVATION & DESIGN PROCESS

ID Credit 2: LEED Accredited Professional

## TOOLS AND RESOURCES

### U.S. Green Building Council

- LEED™ NC
- [www.usgbc.org](http://www.usgbc.org)

### Sustainable Buildings Industry Council

- Workshops and training
- Online video series
- [www.sbicouncil.org](http://www.sbicouncil.org)

### U.S Environmental Protection Agency

- Indoor Air Quality  
[www.epa.gov/iaq/](http://www.epa.gov/iaq/)
- ENERGY STAR®  
Designing to ENERGY STAR®  
Benchmarking  
[www.energystar.gov](http://www.energystar.gov)

### National Institute of Building Sciences

- Whole Building Design Guide  
Sustainability in Context of Other Building Criteria
- [www.wbdg.org](http://www.wbdg.org)

### U.S. Department of Energy

Energy solutions for office and municipal buildings

**Section 5**  
**Credits/Process Guide Summary Matrix**



**New Jersey**  
**Meadowlands**

## Credits/ Process Guide Summary Matrix

Note: Submittal forms can be accessed from the USGBC website. See Section 4, Design/Construction Process Guide for relevant links.

LEED NC Prerequisites and Credits	Related Code/Zoning/Regulation	Consider During These Project Phases (See the Design/Construction Process Guide in Section 3)	Potential Points
<b>SS P1 Construction Activity Pollution Prevention</b>	Soil Erosion and Sediment Control Act - Compliance with the Soil Erosion and Sediment Control Act fulfills the requirements of this prerequisite.	Programming Schematic Design Design Development Construction Docs. Construction Admin. Submittal: SSp1_2.2a.pdf	None
<b>SS3 Brownfield Redevelopment</b>	NJ DEP Site Remediation Program for Brownfields.  <a href="http://www.state.nj.us/dep/srp/brownfields/">http://www.state.nj.us/dep/srp/brownfields/</a>	Programming Schematic Design Design Dev. Submittal: SS3_2.2a.pdf Construction Docs. Construction Admin.	1
<b>SS4.1 Alternative Transportation, Public Transportation Access</b>	No code requirement	Programming Schematic Design Submittal:SSc41_2.2a.pdf Design Dev.	1
<b>SS 4.2 Alternative Transportation, Bicycle Storage and Changing Rooms</b>	No code requirement	Programming Schematic Design Design Dev. Submittal: SS42_2.2a.pdf Construction Docs. Construction Admin.	1
<b>SS 4.3 Alternative Transportation, Low Emitting &amp; Fuel Efficient Vehicles</b>	No code requirement	Programming Schematic Design Design Dev. Submittal: SS43_2.2a.pdf Construction Docs. Construction Admin.	1
<b>SS 4.4 Alternative Transportation, Parking Capacity</b>	NJMC parking requirements vary according to use. Providing preferred parking for carpools or vanpools (part of this credit's requirements) is not required.	Programming Schematic Design Design Dev. Submittal: SS44_2.2a.pdf Construction Docs. Construction Admin.	1
<b>SS 5.2 Site Development, Maximize Open Space</b>	The minimum open space requirements vary among the defined zones within the District ranging from 5% to 40% open space.	Programming Schematic Design Submittal: SSc52_2.2a.pdf Design Dev. Construction Docs. Construction Admin.	1
<b>SS 6.1 Stormwater Design, Quantity Control</b>	For projects that increase impervious surfaces by .25 acres and/or disturb 1 acre, the following apply and meet or exceed the LEED requirements:  N.J.A.C. 7:8-5.4(a)3i, requires that post-development peak runoff for the two year storm does not exceed the pre-construction runoff.  N.J.A.C. 7:8-5.4(a)3ii, design stormwater management measures so that the post-construction peak runoff rates for the two		1



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	year storm are 50% of the pre-construction runoff rate. The LEED credit only requires a 25% reduction.		
<b>SS 6.2 Stormwater Design, Quality Control</b>	<p>DEP Stormwater Management Rule 7.8-5.5 - Compliance with DEP 7:8-5.5 will meet the LEED criteria for TSS (total suspended solids), but may not meet the LEED requirement to reduce impervious cover</p> <p>NJMC recommends that a minimum of one (1) tree and five (5) shrubs be planted for each 100 linear feet of stormwater management area edge.</p>	<p>Programming Schematic Design Design Dev. Submittal: SSc62_2.2a.pdf Construction Docs. Construction Admin.</p>	1
<b>SS 7.1 Heat Island Effect, Non-Roof</b>	<p>NJAC 19:4-8.9(d)3. "A minimum of one shade tree shall be provided for every 10 parking spaces or every 3,000 square feet of vehicular use area, whichever is greater, which shall be distributed evenly within the vehicular use area."</p> <p>Other NJMC landscaping requirements may also relate to achieving this credit.</p>	<p>Programming Schematic Design Design Dev. Construction Docs. Construction Admin. Submittal: SSc71_2.2a.pdf</p>	1
<b>SS 7.2 Heat Island Effect, Roof</b>	No code requirement	<p>Programming Schematic Design Design Dev. Submittal: SSc71_2.2a.pdf Construction Docs.</p>	1
<b>SS 8.0 Light Pollution Reduction</b>	<p>NJMC 19:4-7.7 sets limits for glare in a residential area or zone, Environmental Conservation Zone, or Park and Recreation zones and designates the maximum allowed intensity for light sources.</p> <p>NJAC 19:4-8.13(a) 6.i. "All light sources shall be shielded and positioned to prevent glare from becoming a hazard or nuisance or having a negative impact on site users, adjacent properties, or the traveling public." ii. All light sources with illumination levels greater than one foot-candles shall be arranged to reflect away from adjacent properties."</p>	<p>Schematic Design Design Dev. Submittal: SSc8_2.2a.pdf Construction Docs. Construction Admin.</p>	1
<b>WE 1.1 Water Efficient Landscaping: Reduce by 50%</b>	<p>No code requirement</p> <p>NJMC requires that a minimum of 40% of all plantings shall be native to New Jersey and recommends that 60% are.</p>	<p>Programming Schematic Design Design Dev. Submittal: WEc1_2.2a.pdf Construction Docs. Construction Admin.</p>	1
<b>WE 1.2 Water Efficient Landscaping: No Potable Used or No Irrigation</b>	See WE 1.1	<p>Schematic Design Design Dev. Submittal: WEc1_2.2a.pdf Construction Docs. Construction Admin.</p>	1

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<b>WE 2 Innovative Wastewater Technologies</b>	See WC 3.1 and 3.2	Programming Schematic Design Design Dev. Submittal: WEc2_2.2a.pdf Construction Docs.	1
<b>WE 3.1 Water Use Reduction, 20% Reduction</b>	The NJ plumbing code, the National Standard Plumbing Code, has the same flow rate requirements as the Energy Policy Act of 1992 and therefore must be exceeded by 20% for this credit.	Programming Schematic Design Design Dev. Submittal: WEc3_2.2a.pdf Construction Docs. Construction Admin.	1
<b>WE 3.2 Water Use Reduction, 30% Reduction</b>	The NJ Model plumbing code Has the same flow rate requirements as the Energy Policy Act of 1992 and therefore must be exceeded by 30% for this credit	Programming Schematic Design Design Dev. Submittal: WEc3_2.2a.pdf Construction Docs. Construction Admin.	1
<b>EA P1 Fundamental Commissioning of the building Energy Systems</b>	No code requirement	Programming Schematic Design Design Dev. CD Construction Admin. Submittal: EAp1_2.2a.pdf	None
<b>EA P2 Minimum Energy Performance.</b>	ASHRAE 90.1-2004 - exceeds state commercial energy code, ASHRAE 90.1-2004, by 14%	Programming Schematic Design Design Dev. Submittal: EAp2_2.2a.pdf Construction Docs. Construction Admin.	2*
<b>EA P3 Fundamental Refrigerant Management</b>	No code requirement	Schematic Design Design Dev. Submittal: EAp3_2.2a.pdf Construction Docs.	None
<b>EA 1.0 Optimize Energy Performance</b>	ASHRAE 90.1-2004 – exceed by over 14%	Schematic Design Design Dev. Submittal: EAc1_2.2a.pdf Construction Docs. Construction Admin.	4 <sup>3</sup>
<b>EA 4.0 Enhanced Refrigerant Management</b>	No code requirement	Schematic Design Design Dev. Submittal: EAc4_2.2a.pdf Construction Docs. Construction Admin.	1
<b>MR P1 Storage &amp; Collection of Recyclables</b>	No code requirement	Programming Schematic Design Design Dev. Submittal: MRp1_2.2a.pdf Construction Docs. Construction Admin.	None
<b>MR 2.1 Construction Waste Management: Divert 50% from Disposal</b>	Bergen and Hudson County recycle corrugated cardboard. Hudson County also recycles asphalt roofing.  NJMC 10:4-8.15 (f) has the requirements for recycling and refuse areas.	Programming Schematic Design Design Dev. CD Construction Admin. Submittal: MRc2_2.2a.pdf	1
<b>MR 2.2 Construction Waste Management: Divert 75% from Disposal</b>	Bergen and Hudson County recycle corrugated cardboard. Hudson County also recycles asphalt roofing.  NJMC 10:4-8.15 (f) has the requirements for recycling and refuse areas.	Programming Schematic Design Design Dev. CD Construction Admin. Submittal: MRc2_2.2a.pdf	1
<b>MR 4.1 Recycled Content, Recycled Content: 10% (post-consumer + 1/2 pre-consumer)</b>	No code requirement - Materials used for interior finishes and or insulation have to meet code requirements for flame spread index and smoke-developed index.	Programming Schematic Design Design Dev. CD Construction Admin. Submittal: MRc4_2.2a.pdf	1

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<p><b>MR 4.2 Recycled Content, Recycled Content: 20% (post-consumer + 1/2 pre-consumer)</b></p>	<p>No code requirement - Materials used for interior finishes and or insulation have to meet code requirements for flame spread index and smoke-developed index.</p>	<p>Programming Schematic Design Design Dev. CD Construction Admin. Submittal: MRc4_2.2a.pdf</p>	<p>1</p>
<p><b>MR 5.1 Regional Materials: 10% Extracted, Processed &amp; Manufactured Regionally</b></p>	<p>No code requirement</p>	<p>Programming Schematic Design Design Dev. Construction Docs. Construction Admin. Submittal: MRc5_2.2a.pdf</p>	
<p><b>MR 5.2 Regional Materials: 20% Extracted, Processed &amp; Manufactured Regionally</b></p>	<p>No code requirement</p>	<p>Programming Schematic Design Design Dev. Construction Docs. Construction Admin. Submittal: MRc5_2.2a.pdf</p>	
<p><b>EQ P1 Minimum IAQ Performance -</b> Design the ventilation system to meet or exceed the outdoor ventilation rates in ASHRAE 62.1-2004</p>	<p>IBC Section 1202.4 for natural ventilation or International Mechanical Code 2006 section 403 for mechanical ventilation. Compliance with ASHRAE 62.1-2004 Ventilation for Acceptable Indoor Air Quality, Sections 4 thru 7(as the credit requires) may not meet the MEC requirement for ventilation rates. ASHRAE 62.1 ventilation rate procedure considers "zone air distribution effectiveness" or "system ventilation efficiency" to determine ventilation rate, the MEC does not. The requirement states "Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure or the applicable local code, whichever is more stringent". Therefore the ventilation rate would be determined using the IBC or MEC.</p>	<p>Programming Schematic Design Design Dev. Submittal: EQp1_2.2a.pdf Construction Docs. Construction Admin.</p>	<p>None</p>
<p><b>EQ P2 Environmental Tobacco Smoke (ETS) Control – Prohibit</b></p>	<p>Smoke Free Air Act</p>	<p>Schematic Design Design Dev. Submittal: EQp2_2.2a.pdf Construction Docs. Construction Admin.</p>	<p>None</p>
<p><b>EQ 1.0 Outdoor Air Delivery Monitoring</b></p>	<p>No code requirement</p>	<p>Schematic Design Design Dev. Submittal: EQc1_2.2a.pdf Construction Docs. Construction Admin.</p>	<p>1</p>
<p><b>EQ 3.1 Construction IAQ Management Plan, During Construction</b></p>	<p>No code requirement</p>	<p>Construction Admin. Submittal: EQc31_2.2a.pdf</p>	<p>1</p>
<p><b>EQ 3.2 Construction IAQ Management Plan, Before Occupancy</b></p>	<p>No code requirement</p>	<p>Construction Admin. Submittal: EQc32_2.2a.pdf</p>	<p>1</p>

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<p><b>EQ 4.1 Low-Emitting Materials, Adhesives &amp; Sealants</b></p>	<p>No code requirement. Note: materials used for interior finishes and or insulation must have the required flame spread index and smoke-developed index.</p>	<p>Programming Schematic Design Design Dev. Construction Docs. Construction Admin. Submittal: EQc41_2.2a.pdf</p>	<p>1</p>
<p><b>EQ 4.2 Low-Emitting Materials: Paints &amp; Coatings</b></p>	<p>No code requirement. Note: materials used for interior finishes and or insulation must have the required flame spread index and smoke-developed index.</p>	<p>Schematic Design Design Dev. Construction Docs. Construction Admin. Submittal: EQc42_2.2a.pdf</p>	<p>1</p>
<p><b>EQ 4.3 Low-Emitting Materials: Carpet Systems</b></p>	<p>No code requirement. Note: materials used for interior finishes and or insulation must have the required flame spread index and smoke-developed index.</p>	<p>Schematic Design Design Dev. Construction Docs. Construction Admin. Submittal: EQc43_2.2a.pdf</p>	<p>1</p>
<p><b>EQ 4.4. Low-Emitting Materials: Composite Wood &amp; Agrifiber Products</b></p>	<p>No code requirement. Note: materials used for interior finishes and or insulation must have the required flame spread index and smoke-developed index.</p>	<p>Schematic Design Design Dev. Construction Docs. Construction Admin. Submittal: EQc44_2.2a.pdf</p>	<p>1</p>
<p><b>EQ 5 Indoor Chemical &amp; Pollutant Source Control</b></p>	<p>Track off systems at entryways are not required by the code</p> <p>The New Jersey Mechanical Code section 502 requires exhaust systems in areas that "produce or throw off dust or particulates sufficiently light to float in the air or which emit heat, odors, fumes, spray, gas or smoke in such quantities to be irritating or injurious to health or safety."</p> <p>Section 510 has requirements for Hazardous Exhaust Systems</p> <p>The code requires air filters on central HVAC systems, MERV 13 is not specifically required</p>	<p>Programming Schematic Design Design Dev. Submittal: EQc5_2.2a.pdf Construction Docs. Construction Admin.</p>	<p>1</p>
<p><b>EQ 7.1 Thermal Comfort, Design</b></p>	<p>IBC 2006 Section 1203.1 - The code requires that, "...space-heating systems capable of maintaining a minimum indoor temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor on the design heating day." the requirement exceeds code by requiring that the comfort criteria goes beyond air temperature and includes radiant temperature, air speed and relative humidity.</p>	<p>Schematic Design Design Dev. Submittal: EQc71_2.2a.pdf</p>	<p>1</p>
<p><b>EQ 7.2 Thermal Comfort, Verification</b></p>	<p>No code requirement</p>	<p>Design Dev. Submittal: EQc72_2.2a.pdf</p>	<p>1</p>

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<b>EQ 8.1 Daylight &amp; Views: Daylight 75% of Spaces</b>	No code requirement - The code has requirements for light and air, but daylight is not specifically required.	Programming Schematic Design Design Dev. Submittal: EQc81_2.2a.pdf Construction Docs. Construction Admin.	1
<b>EQ 8.2 Daylight &amp; Views: Views for 90% of Spaces</b>	No code requirement	Programming Schematic Design Design Dev. Submittal: EQc82_2.2a.pdf Construction Docs. Construction Admin.	1
<b>ID 2: LEED Accredited Professional</b>	No code requirement	Programming Design Dev. Submittal: IDc2_2.2a.pdf Construction Admin.	1

# **Appendix A**

## **Credit Index**

### **LEED for New Construction and Major Renovations – Version 2.2**

## LEED NC 2.2 Point Index

The following table presents a list of all the prerequisites, credits and points available through the LEED NC 2.2 Rating System. The number of points available for each credit is provided, together with a reference to the page where a full description of the credit can be found in LEED NC 2.2 (included in Appendix A). A total of 69 points are available.

The "**Meadowlands Select LEED Points**" described in Section 3 of this guide are highlighted in grey, as in the following example:

<b>SSc3</b>	<b>Brownfield Redevelopment</b>	<b>1</b>	<b>11</b>
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There are a total of 38 'Meadowlands Select' points available.

To achieve a LEED rating, all 7 prerequisites must be met. The number of points earned determines whether a project receives a rating of:

- Certified (26–32 points)
- Silver (33–38 points)
- Gold (39–51 points)
- Platinum rating (52–69 points)

		LEED Points	Page No. in LEED NC 2.2
<b>SUSTAINABLE SITES (SS)</b>			
SSp1	<b>Construction Activity Pollution Prevention</b>	<b>PREREQUISITE</b>	<b>8</b>
SSc1	Site Selection	1	9
SSc2	Development Density & Community Connectivity	1	10
<b>SSc3</b>	<b>Brownfield Redevelopment</b>	<b>1</b>	<b>11</b>
SSc4.1	<b>Alternative Transportation: Public Transportation Access</b>	<b>1</b>	<b>12</b>
SSc4.2	<b>Alternative Transportation: Bicycle Storage &amp; Changing Rooms</b>	<b>1</b>	<b>13</b>
SSc4.3	<b>Alternative Transportation: Low-Emitting &amp; Fuel-Efficient Vehicles</b>	<b>1</b>	<b>14</b>
SSc4.4	<b>Alternative Transportation: Parking Capacity</b>	<b>1</b>	<b>15</b>
SSc5.1	Site Development: Protect or Restore Habitat	1	16
SSc5.2	<b>Site Development: Maximize Open Space</b>	<b>1</b>	<b>17</b>
SSc6.1	<b>Stormwater Design: Quantity Control</b>	<b>1</b>	<b>18</b>
SSc6.2	<b>Stormwater Design: Quality Control</b>	<b>1</b>	<b>19</b>
SSc7.1	<b>Heat Island Effect: Non-Roof</b>	<b>1</b>	<b>20</b>
SSc7.2	<b>Heat Island Effect: Roof</b>	<b>1</b>	<b>21</b>
SSc8	<b>Light Pollution Reduction</b>	<b>1</b>	<b>22</b>
<b>WATER EFFICIENCY (WE)</b>			
WEc1.1	<b>Water Efficient Landscaping: Reduce by 50%</b>	<b>1</b>	<b>24</b>
WEc1.2	<b>Water Efficient Landscaping: No Potable Use or No Irrigation</b>	<b>1</b>	<b>25</b>
WEc2	<b>Innovative Wastewater Technologies</b>	<b>1</b>	<b>26</b>
WEc3.1	<b>Water Use Reduction: 20% Reduction</b>	<b>1</b>	<b>27</b>
WEc3.2	<b>Water Use Reduction: 30% reduction</b>	<b>1</b>	<b>28</b>
<b>ENERGY &amp; ATMOSPHERE (EA)</b>			
EAp1	<b>Fundamental Commissioning of the Building Energy Systems</b>	<b>PREREQUISITE</b>	<b>29</b>
EAp2	<b>Minimum Energy Performance</b>	<b>PREREQUISITE</b>	<b>31</b>
EAp3	<b>Fundamental Refrigerant Management</b>	<b>PREREQUISITE</b>	<b>32</b>
EAc1	<b>Optimize Energy Performance</b>	0–10	33
	10.5% New Buildings or 3.5% Existing Building Renovations	1	33
	<b>14% New Buildings or 7% Existing Building Renovations</b>	<b>2</b>	<b>33</b>
	17.5% New Buildings or 10.5% Existing Building Renovations	3	33
	21% New Buildings or 14% Existing Building Renovations	4	33
	24.5% New Buildings or 17.5% Existing Building Renovations	5	33
	28% New Buildings or 21% Existing Building Renovations	6	33
	31.5% New Buildings or 24.5% Existing Building Renovations	7	33
	35% New Buildings or 28% Existing Building Renovations	8	33
	38.5% New Buildings or 31.5% Existing Building Renovations	9	33
	42% New Buildings or 35% Existing Building Renovations	10	33



**LEED NC 2.2 Point Index**

		LEED Points	Page No. in LEED NC 2.2
EAc2	On-Site Renewable Energy	1-3	36
	2.5% Renewable Energy	1	36
	7.5% Renewable Energy	2	36
	12.5% Renewable Energy	3	36
EAc3	Enhanced Commissioning	1	37
EAc4	<b>Enhanced Refrigerant Management</b>	1	39
EAc5	Measurement & Verification	1	41
EAc6	Green Power	1	42
<b>MATERIALS &amp; RESOURCES (MR)</b>			
MRp1	<b>Storage &amp; Collection of Recyclables</b>	PREREQUISITE	43
MRC1.1	Building Reuse: Maintain 75% of Existing Walls, Floors & Roof	1	44
MRC1.2	Building Reuse: Maintain 95% of Existing Walls, Floors & Roof	1	45
MRC1.3	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1	46
MRC2.1	<b>Construction Waste Management: Divert 50% from Landfill</b>	1	47
MRC2.2	<b>Construction Waste Management: Divert 75% from Landfill</b>	1	48
MRC3.1	Materials Reuse: 5%	1	49
MRC3.2	Materials Reuse: 10%	1	50
MRC4.1	<b>Recycled Content: 10%</b>	1	51
MRC4.2	<b>Recycled Content: 20% (post-consumer + ½ pre-consumer)</b>	1	52
MRC5.1	<b>Regional Materials: 10% Extracted, Processed &amp; Manufactured Regionally</b>	1	53
MRC5.2	<b>Regional Materials: 20% Extracted, Processed &amp; Manufactured Regionally</b>	1	54
MRC6	Rapidly Renewable Materials	1	55
MRC7	Certified Wood	1	56
<b>INDOOR ENVIRONMENTAL QUALITY (IEQ)</b>			
EQp1	<b>Minimum IAQ Performance</b>	PREREQUISITE	57
EQp2	<b>Environmental Tobacco Smoke (ETS) Control</b>	PREREQUISITE	58
EQc1	<b>Outdoor Air Delivery Monitoring</b>	1	60
EQc2	Increased Ventilation	1	61
EQc3.1	<b>Construction IAQ Management Plan: During Construction</b>	1	62
EQc3.2	<b>Construction IAQ Management Plan: Before Occupancy</b>	1	63
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# LEED® for New Construction & Major Renovations



Version 2.2

For Public Use and Display

October 2005

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# Introduction

## Leadership in Energy and Environmental Design (LEED®)

Buildings fundamentally impact people's lives and the health of the planet. In the United States, buildings use one-third of our total energy, two-thirds of our electricity, one-eighth of our water, and transform land that provides valuable ecological resources. Since the LEED Green Building Rating System for New Construction (LEED-NC version 2.0) was first published in 1999, it has been helping professionals across the country to improve the quality of our buildings and their impact on the environment.

As the green building sector grows exponentially, more and more building professionals, owners, and operators are seeing the benefits of green building and LEED certification. Green design not only makes a positive impact on public health and the environment, it also reduces operating costs, enhances building and organizational marketability, potentially increases occupant productivity, and helps create a sustainable community. LEED fits into this market by providing rating systems that are voluntary, consensus-based, market-driven, based on accepted energy and environmental principles, and they strike a balance between established practices and emerging concepts.

The LEED rating systems are developed by USGBC committees, in adherence with USGBC policies and procedures guiding the development and maintenance of rating systems. LEED-NC version 2.2 is only possible due to the generous volunteer efforts of many individuals, and has been in development for over 2 years. LEED-NC is one of a growing portfolio of rating systems serving specific market sectors.

## LEED for Schools

The LEED for New Construction Rating System is applicable to new commercial construction and major renovation projects.

## Why Certify?

While LEED Rating Systems can be useful just as tools for building professionals, there are many reasons why LEED project certification can be an asset:

- Be recognized for your commitment to environmental issues in your community, your organization (including stockholders), and your industry;
- Receive third party validation of achievement;
- Qualify for a growing array of state & local government initiatives;
- Receive marketing exposure through USGBC Web site, Greenbuild conference, case studies, and media announcements.

## Certification Process

Project teams interested in obtaining LEED certification for their project must first register online. Registration during early phases of the project will ensure maximum potential for certification. The LEED website, [www.leadbuilding.org](http://www.leadbuilding.org), contains important details about the certification review process, schedule and fees. The applicant project must satisfactorily document achievement of all the prerequisites and a minimum number of points. See the LEED for New Construction project checklist for the number of points required to achieve LEED for New Construction rating levels.

## **Additional LEED Resources**

Visit the LEED Web site for available tools and support, such as the LEED for New Construction Version 2.2 Reference Guide (essential for all LEED for New Construction project teams), technical support via Credit Interpretations, and training workshops.

## **Disclaimer and Notices**

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# Project Checklist

## Sustainable Sites

**14 Possible Points**

Prereq 1	<b>Construction Activity Pollution Prevention</b>	Required
Credit 1	<b>Site Selection</b>	1
Credit 2	<b>Development Density &amp; Community Connectivity</b>	1
Credit 3	<b>Brownfield Redevelopment</b>	1
Credit 4.1	<b>Alternative Transportation</b> , Public Transportation Access	1
Credit 4.2	<b>Alternative Transportation</b> , Bicycle Storage & Changing Rooms	1
Credit 4.3	<b>Alternative Transportation</b> , Low Emitting & Fuel Efficient Vehicles	1
Credit 4.4	<b>Alternative Transportation</b> , Parking Capacity	1
Credit 5.1	<b>Site Development</b> , Protect or Restore Habitat	1
Credit 5.2	<b>Site Development</b> , Maximize Open Space	1
Credit 6.1	<b>Stormwater Design</b> , Quantity Control	1
Credit 6.2	<b>Stormwater Design</b> , Quality Control	1
Credit 7.1	<b>Heat Island Effect</b> , Non-Roof	1
Credit 7.2	<b>Heat Island Effect</b> , Roof	1
Credit 8	<b>Light Pollution Reduction</b>	1

## Water Efficiency

**5 Possible Points**

Credit 1.1	<b>Water Efficient Landscaping</b> , Reduce by 50%	1
Credit 1.2	<b>Water Efficient Landscaping</b> , No Potable Use or No Irrigation	1
Credit 2	<b>Innovative Wastewater Technologies</b>	1
Credit 3.1	<b>Water Use Reduction</b> , 20% Reduction	1
Credit 3.2	<b>Water Use Reduction</b> , 30% Reduction	1

## Energy & Atmosphere

**17 Possible Points**

Prereq 1	<b>Fundamental Commissioning of the Building Energy Systems</b>	Required
Prereq 2	<b>Minimum Energy Performance</b>	Required
Prereq 3	<b>Fundamental Refrigerant Management</b>	Required
Credit 1	<b>Optimize Energy Performance</b>	1–10
Credit 2	<b>On-Site Renewable Energy</b>	1–3
Credit 3	<b>Enhanced Commissioning</b>	1
Credit 4	<b>Enhanced Refrigerant Management</b>	1
Credit 5	<b>Measurement &amp; Verification</b>	1
Credit 6	<b>Green Power</b>	1

## Materials & Resources

**13 Possible Points**

Prereq 1	<b>Storage &amp; Collection of Recyclables</b>	Required
Credit 1.1	<b>Building Reuse</b> , Maintain 75% of Existing Walls, Floors & Roof	1
Credit 1.2	<b>Building Reuse</b> , Maintain 95% of Existing Walls, Floors & Roof	1
Credit 1.3	<b>Building Reuse</b> , Maintain 50% of Interior Non-Structural Elements	1
Credit 2.1	<b>Construction Waste Management</b> , Divert 50% from Disposal	1

Credit 2.2	<b>Construction Waste Management</b> , Divert 75% from Disposal	1
Credit 3.1	<b>Materials Reuse</b> , 5%	1
Credit 3.2	<b>Materials Reuse</b> , 10%	1
Credit 4.1	<b>Recycled Content</b> , 10% (post-consumer + 1/2 pre-consumer)	1
Credit 4.2	<b>Recycled Content</b> , 20% (post-consumer + 1/2 pre-consumer)	1
Credit 5.1	<b>Regional Materials</b> , 10% Extracted, Processed & Manufactured Regionally	1
Credit 5.2	<b>Regional Materials</b> , 20% Extracted, Processed & Manufactured Regionally	1
Credit 6	<b>Rapidly Renewable Materials</b>	1
Credit 7	<b>Certified Wood</b>	1

## Indoor Environmental Quality

## 15 Possible Points

Prereq 1	<b>Minimum IAQ Performance</b>	Required
Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b>	Required
Credit 1	<b>Outdoor Air Delivery Monitoring</b>	1
Credit 2	<b>Increased Ventilation</b>	1
Credit 3.1	<b>Construction IAQ Management Plan</b> , During Construction	1
Credit 3.2	<b>Construction IAQ Management Plan</b> , Before Occupancy	1
Credit 4.1	<b>Low-Emitting Materials</b> , Adhesives & Sealants	1
Credit 4.2	<b>Low-Emitting Materials</b> , Paints & Coatings	1
Credit 4.3	<b>Low-Emitting Materials</b> , Carpet Systems	1
Credit 4.4	<b>Low-Emitting Materials</b> , Composite Wood & Agrifiber Products	1
Credit 5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	1
Credit 6.1	<b>Controllability of Systems</b> , Lighting	1
Credit 6.2	<b>Controllability of Systems</b> , Thermal Comfort	1
Credit 7.1	<b>Thermal Comfort</b> , Design	1
Credit 7.2	<b>Thermal Comfort</b> , Verification	1
Credit 8.1	<b>Daylight &amp; Views</b> , Daylight 75% of Spaces	1
Credit 8.2	<b>Daylight &amp; Views</b> , Views for 90% of Spaces	1

## Innovation & Design Process

## 5 Possible Points

Credit 1.1	<b>Innovation in Design</b>	1
Credit 1.2	<b>Innovation in Design</b>	1
Credit 1.3	<b>Innovation in Design</b>	1
Credit 1.4	<b>Innovation in Design</b>	1
Credit 2	<b>LEED Accredited Professional</b>	1

## Project Totals

## 69 Possible Points

**Certified** 26–32 points ■ **Silver** 33–38 points ■ **Gold** 39–51 points ■ **Platinum** 52–69 points

# Sustainable Sites

---

## SS Prerequisite 1: Construction Activity Pollution Prevention Required

### Intent

Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation.

### Requirements

Create and implement an Erosion and Sedimentation Control (ESC) Plan for all construction activities associated with the project. The ESC Plan shall conform to the erosion and sedimentation requirements of the 2003 EPA Construction General Permit OR local erosion and sedimentation control standards and codes, whichever is more stringent. The Plan shall describe the measures implemented to accomplish the following objectives:

- Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse.
- Prevent sedimentation of storm sewer or receiving streams.
- Prevent polluting the air with dust and particulate matter.

The Construction General Permit (CGP) outlines the provisions necessary to comply with Phase I and Phase II of the National Pollutant Discharge Elimination System (NPDES) program. While the CGP only applies to construction sites greater than 1 acre, the requirements are applied to all projects for the purposes of this prerequisite. Information on the EPA CGP is available at: <http://cfpub.epa.gov/npdes/stormwater/cgp.cfm>.

### Potential Technologies & Strategies

Create an Erosion and Sedimentation Control Plan during the design phase of the project. Consider employing strategies such as temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins.



---

## SS Credit 1: Site Selection

### 1 Point

#### Intent

Avoid development of inappropriate sites and reduce the environmental impact from the location of a building on a site.

#### Requirements

Do not develop buildings, hardscape, roads or parking areas on portions of sites that meet any one of the following criteria:

- Prime farmland as defined by the United States Department of Agriculture in the United States Code of Federal Regulations, Title 7, Volume 6, Parts 400 to 699, Section 657.5 (citation 7CFR657.5)
- Previously undeveloped land whose elevation is lower than 5 feet above the elevation of the 100-year flood as defined by FEMA (Federal Emergency Management Agency)
- Land that is specifically identified as habitat for any species on Federal or State threatened or endangered lists
- Within 100 feet of any wetlands as defined by United States Code of Federal Regulations 40 CFR, Parts 230-233 and Part 22, and isolated wetlands or areas of special concern identified by state or local rule, OR within setback distances from wetlands prescribed in state or local regulations, as defined by local or state rule or law, whichever is more stringent
- Previously undeveloped land that is within 50 feet of a water body, defined as seas, lakes, rivers, streams and tributaries which support or could support fish, recreation or industrial use, consistent with the terminology of the Clean Water Act
- Land which prior to acquisition for the project was public parkland, unless land of equal or greater value as parkland is accepted in trade by the public landowner (Park Authority projects are exempt)

#### Potential Technologies & Strategies

During the site selection process, give preference to those sites that do not include sensitive site elements and restrictive land types. Select a suitable building location and design the building with the minimal footprint to minimize site disruption of those environmentally sensitive areas identified above.

---

## SS Credit 2: Development Density & Community Connectivity

### 1 Point

#### Intent

Channel development to urban areas with existing infrastructure, protect greenfields and preserve habitat and natural resources.

#### Requirements

##### OPTION 1 — DEVELOPMENT DENSITY

Construct or renovate building on a previously developed site AND in a community with a minimum density of 60,000 square feet per acre net (Note: density calculation must include the area of the project being built and is based on a typical two-story downtown development).

OR

##### OPTION 2 — COMMUNITY CONNECTIVITY

Construct or renovate building on a previously developed site AND within 1/2 mile of a residential zone or neighborhood with an average density of 10 units per acre net AND within 1/2 mile of at least 10 Basic Services AND with pedestrian access between the building and the services.

Basic Services include, but are not limited to:

1) Bank; 2) Place of Worship; 3) Convenience Grocery; 4) Day Care; 5) Cleaners; 6) Fire Station; 7) Beauty; 8) Hardware; 9) Laundry; 10) Library; 11) Medical/Dental; 12) Senior Care Facility; 13) Park; 14) Pharmacy; 15) Post Office; 16) Restaurant; 17) School; 18) Supermarket; 19) Theater; 20) Community Center; 21) Fitness Center; 22) Museum.

Proximity is determined by drawing a 1/2 mile radius around the main building entrance on a site map and counting the services within that radius.

#### Potential Technologies & Strategies

During the site selection process, give preference to urban sites with pedestrian access to a variety of services.

---

## SS Credit 3: Brownfield Redevelopment

### 1 Point

#### **Intent**

Rehabilitate damaged sites where development is complicated by environmental contamination, reducing pressure on undeveloped land.

#### **Requirements**

Develop on a site documented as contaminated (by means of an ASTM E1903-97 Phase II Environmental Site Assessment or a local Voluntary Cleanup Program) OR on a site defined as a brownfield by a local, state or federal government agency.

#### **Potential Technologies & Strategies**

During the site selection process, give preference to brownfield sites. Identify tax incentives and property cost savings. Coordinate site development plans with remediation activity, as appropriate.

---

## SS Credit 4.1: Alternative Transportation: Public Transportation Access

### 1 Point

#### Intent

Reduce pollution and land development impacts from automobile use.

#### Requirements

Locate project within 1/2 mile of an existing, or planned and funded, commuter rail, light rail or subway station.

OR

Locate project within 1/4 mile of one or more stops for two or more public or campus bus lines usable by building occupants.

#### Potential Technologies & Strategies

Perform a transportation survey of future building occupants to identify transportation needs. Site the building near mass transit.

---

## SS Credit 4.2: Alternative Transportation: Bicycle Storage & Changing Rooms

### 1 Point

#### Intent

Reduce pollution and land development impacts from automobile use.

#### Requirements

For commercial or institutional buildings, provide secure bicycle racks and/or storage (within 200 yards of a building entrance) for 5% or more of all building users (measured at peak periods), AND, provide shower and changing facilities in the building, or within 200 yards of a building entrance, for 0.5% of Full-Time Equivalent (FTE) occupants.

OR

For residential buildings, provide covered storage facilities for securing bicycles for 15% or more of building occupants in lieu of changing/shower facilities.

#### Potential Technologies & Strategies

Design the building with transportation amenities such as bicycle racks and showering/changing facilities.

---

## SS Credit 4.3: Alternative Transportation: Low Emitting & Fuel Efficient Vehicles

### 1 Point

#### Intent

Reduce pollution and land development impacts from automobile use.

#### Requirements

##### OPTION 1

Provide low-emitting and fuel-efficient vehicles for 3% of Full-Time Equivalent (FTE) occupants AND provide preferred parking for these vehicles.

OR

##### OPTION 2

Provide preferred parking for low-emitting and fuel-efficient vehicles for 5% of the total vehicle parking capacity of the site.

OR

##### OPTION 3

Install alternative-fuel refueling stations for 3% of the total vehicle parking capacity of the site (liquid or gaseous fueling facilities must be separately ventilated or located outdoors).

*For the purposes of this credit, low-emitting and fuel-efficient vehicles are defined as vehicles that are either classified as Zero Emission Vehicles (ZEV) by the California Air Resources Board or have achieved a minimum green score of 40 on the American Council for an Energy Efficient Economy (ACEEE) annual vehicle rating guide.*

*“Preferred parking” refers to the parking spots that are closest to the main entrance of the project (exclusive of spaces designated for handicapped) or parking passes provided at a discounted price.*

#### Potential Technologies & Strategies

Provide transportation amenities such as alternative fuel refueling stations. Consider sharing the costs and benefits of refueling stations with neighbors.

---

## SS Credit 4.4: Alternative Transportation: Parking Capacity

### 1 Point

#### Intent

Reduce pollution and land development impacts from single occupancy vehicle use.

#### Requirements

##### OPTION 1 — NON-RESIDENTIAL

- Size parking capacity to meet, but not exceed, minimum local zoning requirements, AND, provide preferred parking for carpools or vanpools for 5% of the total provided parking spaces.

OR

##### OPTION 2 — NON-RESIDENTIAL

For projects that provide parking for less than 5% of FTE building occupants:

- Provide preferred parking for carpools or vanpools, marked as such, for 5% of total provided parking spaces.

OR

##### OPTION 3 — RESIDENTIAL

- Size parking capacity to not exceed minimum local zoning requirements, AND, provide infrastructure and support programs to facilitate shared vehicle usage such as carpool drop-off areas, designated parking for vanpools, or car-share services, ride boards, and shuttle services to mass transit.

OR

##### OPTION 4 — ALL

Provide no new parking.

*“Preferred parking” refers to the parking spots that are closest to the main entrance of the project (exclusive of spaces designated for handicapped) or parking passes provided at a discounted price.*

#### Potential Technologies & Strategies

Minimize parking lot/garage size. Consider sharing parking facilities with adjacent buildings. Consider alternatives that will limit the use of single occupancy vehicles.

---

## SS Credit 5.1: Site Development: Protect or Restore Habitat

### 1 Point

#### Intent

Conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity.

#### Requirements

##### OPTION 1

On greenfield sites, limit all site disturbance to 40 feet beyond the building perimeter; 10 feet beyond surface walkways, patios, surface parking and utilities less than 12 inches in diameter; 15 feet beyond primary roadway curbs and main utility branch trenches; and 25 feet beyond constructed areas with permeable surfaces (such as pervious paving areas, stormwater detention facilities and playing fields) that require additional staging areas in order to limit compaction in the constructed area.

OR

##### OPTION 2

On previously developed or graded sites, restore or protect a minimum of 50% of the site area (excluding the building footprint) with native or adapted vegetation. Native/adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds. Projects earning SS Credit 2 and using vegetated roof surfaces may apply the vegetated roof surface to this calculation if the plants meet the definition of native/adapted.

*Greenfield sites are those that are not previously developed or graded and remain in a natural state. Previously developed sites are those that previously contained buildings, roadways, parking lots, or were graded or altered by direct human activities.*

#### Potential Technologies & Strategies

On greenfield sites, perform a site survey to identify site elements and adopt a master plan for development of the project site. Carefully site the building to minimize disruption to existing ecosystems and design the building to minimize its footprint. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors. Establish clearly marked construction boundaries to minimize disturbance of the existing site and restore previously degraded areas to their natural state. For previously developed sites, utilize local and regional governmental agencies, consultants, educational facilities, and native plant societies as resources for the selection of appropriate native or adapted plant materials. Prohibit plant materials listed as invasive or noxious weed species. Native/adapted plants require minimal or no irrigation following establishment, do not require active maintenance such as mowing or chemical inputs such as fertilizers, pesticides or herbicides, and provide habitat value and promote biodiversity through avoidance of monoculture plantings.



---

## SS Credit 5.2: Site Development: Maximize Open Space

### 1 Point

#### Intent

Provide a high ratio of open space to development footprint to promote biodiversity.

#### Requirements

##### OPTION 1

Reduce the development footprint (defined as the total area of the building footprint, hardscape, access roads and parking) and/or provide vegetated open space within the project boundary to exceed the local zoning's open space requirement for the site by 25%.

OR

##### OPTION 2

For areas with no local zoning requirements (e.g., some university campuses, military bases), provide vegetated open space area adjacent to the building that is equal to the building footprint.

OR

##### OPTION 3

Where a zoning ordinance exists, but there is no requirement for open space (zero), provide vegetated open space equal to 20% of the project's site area.

#### ALL OPTIONS:

- For projects located in urban areas that earn SS Credit 2, vegetated roof areas can contribute to credit compliance.
- For projects located in urban areas that earn SS Credit 2, pedestrian oriented hardscape areas can contribute to credit compliance. For such projects, a minimum of 25% of the open space counted must be vegetated.
- Wetlands or naturally designed ponds may count as open space if the side slope gradients average 1:4 (vertical: horizontal) or less and are vegetated.

#### Potential Technologies & Strategies

Perform a site survey to identify site elements and adopt a master plan for development of the project site. Select a suitable building location and design the building with a minimal footprint to minimize site disruption. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors to maximize open space on the site.

---

## SS Credit 6.1: Stormwater Design: Quantity Control

### 1 Point

#### Intent

Limit disruption of natural water hydrology by reducing impervious cover, increasing on-site infiltration, reducing or eliminating pollution from stormwater runoff, and eliminating contaminants.

#### Requirements

CASE 1 — EXISTING IMPERVIOUSNESS IS LESS THAN OR EQUAL TO 50%

Implement a stormwater management plan that prevents the post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate and quantity for the one- and two-year 24-hour design storms.

OR

Implement a stormwater management plan that protects receiving stream channels from excessive erosion by implementing a stream channel protection strategy and quantity control strategies.

OR

CASE 2 — EXISTING IMPERVIOUSNESS IS GREATER THAN 50%

Implement a stormwater management plan that results in a 25% decrease in the volume of stormwater runoff from the two-year 24-hour design storm.

#### Potential Technologies & Strategies

Design the project site to maintain natural stormwater flows by promoting infiltration. Specify vegetated roofs, pervious paving, and other measures to minimize impervious surfaces. Reuse stormwater volumes generated for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses.

---

## SS Credit 6.2: Stormwater Design: Quality Control

### 1 Point

#### Intent

Limit disruption and pollution of natural water flows by managing stormwater runoff.

#### Requirements

Implement a stormwater management plan that reduces impervious cover, promotes infiltration, and captures and treats the stormwater runoff from 90% of the average annual rainfall<sup>1</sup> using acceptable best management practices (BMPs).

BMPs used to treat runoff must be capable of removing 80% of the average annual post development total suspended solids (TSS) load based on existing monitoring reports. BMPs are considered to meet these criteria if (1) they are designed in accordance with standards and specifications from a state or local program that has adopted these performance standards, or (2) there exists in-field performance monitoring data demonstrating compliance with the criteria. Data must conform to accepted protocol (e.g., Technology Acceptance Reciprocity Partnership [TARP], Washington State Department of Ecology) for BMP monitoring.

#### Potential Technologies & Strategies

Use alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) to reduce imperviousness and promote infiltration thereby reducing pollutant loadings.

Use sustainable design strategies (e.g., Low Impact Development, Environmentally Sensitive Design) to design integrated natural and mechanical treatment systems such as constructed wetlands, vegetated filters, and open channels to treat stormwater runoff.

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<sup>1</sup> In the United States, there are three distinct climates that influence the nature and amount of rainfall occurring on an annual basis. Humid watersheds are defined as those that receive at least 40 inches of rainfall each year, Semi-arid watersheds receive between 20 and 40 inches of rainfall per year, and Arid watersheds receive less than 20 inches of rainfall per year. For this credit, 90% of the average annual rainfall is equivalent to treating the runoff from:

- (a) Humid Watersheds – 1 inch of rainfall;
- (b) Semi-arid Watersheds – 0.75 inches of rainfall; and
- (c) Arid Watersheds – 0.5 inches of rainfall.

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## SS Credit 7.1: Heat Island Effect: Non-Roof

### 1 Point

#### Intent

Reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat.

#### Requirements

##### OPTION 1

Provide any combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots):

- Shade (within 5 years of occupancy)
- Paving materials with a Solar Reflectance Index (SRI)<sup>2</sup> of at least 29
- Open grid pavement system

OR

##### OPTION 2

Place a minimum of 50% of parking spaces under cover (defined as under ground, under deck, under roof, or under a building). Any roof used to shade or cover parking must have an SRI of at least 29.

#### Potential Technologies & Strategies

Shade constructed surfaces on the site with landscape features and utilize high-reflectance materials for hardscape. Consider replacing constructed surfaces (i.e. roof, roads, sidewalks, etc.) with vegetated surfaces such as vegetated roofs and open grid paving or specify high-albedo materials to reduce the heat absorption.

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<sup>2</sup> The Solar Reflectance Index (SRI) is a measure of the constructed surface's ability to reflect solar heat, as shown by a small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is 0 and a standard white (reflectance 0.80, emittance 0.90) is 100. To calculate the SRI for a given material, obtain the reflectance value and emittance value for the material. SRI is calculated according to ASTM E 1980-01. Reflectance is measured according to ASTM E 903, ASTM E 1918, or ASTM C 1549. Emittance is measured according to ASTM E 408 or ASTM C 1371. Default values for some materials will be available in the LEED for New Construction v2.2 Reference Guide.

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## SS Credit 7.2: Heat Island Effect: Roof

### 1 Point

#### Intent

Reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat.

#### Requirements

##### OPTION 1

Use roofing materials having a Solar Reflectance Index (SRI)<sup>3</sup> equal to or greater than the values in the table below for a minimum of 75% of the roof surface.

OR

##### OPTION 2

Install a vegetated roof for at least 50% of the roof area.

OR

##### OPTION 3

Install high albedo and vegetated roof surfaces that, in combination, meet the following criteria:

$(\text{Area of SRI Roof} / 0.75) + (\text{Area of vegetated roof} / 0.5) \geq \text{Total Roof Area}$

Roof Type	Slope	SRI
Low-Sloped Roof	≤2:12	78
Steep-Sloped Roof	>2:12	29

#### Potential Technologies & Strategies

Consider installing high-albedo and vegetated roofs to reduce heat absorption. SRI is calculated according to ASTM E 1980. Reflectance is measured according to ASTM E 903, ASTM E 1918, or ASTM C 1549. Emittance is measured according to ASTM E 408 or ASTM C 1371. Default values will be available in the LEED for New Construction v2.2 Reference Guide. Product information is available from the Cool Roof Rating Council website, at [www.coolroofs.org](http://www.coolroofs.org).

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<sup>3</sup> The Solar Reflectance Index (SRI) is a measure of the constructed surface's ability to reflect solar heat, as shown by a small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is 0 and a standard white (reflectance 0.80, emittance 0.90) is 100. To calculate the SRI for a given material, obtain the reflectance value and emittance value for the material. SRI is calculated according to ASTM E 1980. Reflectance is measured according to ASTM E 903, ASTM E 1918, or ASTM C 1549. Emittance is measured according to ASTM E 408 or ASTM C 1371.

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## SS Credit 8: Light Pollution Reduction

### 1 Point

#### Intent

Minimize light trespass from the building and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments.

#### Requirements

##### FOR INTERIOR LIGHTING

The angle of maximum candela from each interior luminaire as located in the building shall intersect opaque building interior surfaces and not exit out through the windows.

OR

All non-emergency interior lighting shall be automatically controlled to turn off during non-business hours. Provide manual override capability for after hours use.

AND

##### FOR EXTERIOR LIGHTING

Only light areas as required for safety and comfort. Do not exceed 80% of the lighting power densities for exterior areas and 50% for building facades and landscape features as defined in ASHRAE/IESNA Standard 90.1-2004, Exterior Lighting Section, without amendments.

All projects shall be classified under one of the following zones, as defined in IESNA RP-33, and shall follow all of the requirements for that specific zone:

#### **LZ1 — Dark (Park and Rural Settings)**

Design exterior lighting so that all site and building mounted luminaires produce a maximum initial illuminance value no greater than 0.01 horizontal and vertical footcandles at the site boundary and beyond. Document that 0% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down).

#### **LZ2 — Low (Residential areas)**

Design exterior lighting so that all site and building mounted luminaires produce a maximum initial illuminance value no greater than 0.10 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 10 feet beyond the site boundary. Document that no more than 2% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down). For site boundaries that abut public rights-of-way, light trespass requirements may be met relative to the curb line instead of the site boundary.

#### **LZ3 — Medium (Commercial/Industrial, High-Density Residential)**

Design exterior lighting so that all site and building mounted luminaires produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site. Document that no more than 5% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down). For site boundaries

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that abut public rights-of-way, light trespass requirements may be met relative to the curb line instead of the site boundary.

**LZ4 — High (Major City Centers, Entertainment Districts)**

Design exterior lighting so that all site and building mounted luminaires produce a maximum initial illuminance value no greater than 0.60 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site. Document that no more than 10% of the total initial designed site lumens are emitted at an angle of 90 degrees or higher from nadir (straight down). For site boundaries that abut public rights-of-way, light trespass requirements may be met relative to the curb line instead of the site boundary.

**Potential Technologies & Strategies**

Adopt site lighting criteria to maintain safe light levels while avoiding off-site lighting and night sky pollution. Minimize site lighting where possible and model the site lighting using a computer model. Technologies to reduce light pollution include full cutoff luminaires, low-reflectance surfaces and low-angle spotlights.

# Water Efficiency

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## WE Credit 1.1: Water Efficient Landscaping: Reduce by 50%

### 1 Point

#### Intent

Limit or eliminate the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation.

#### Requirements

Reduce potable water consumption for irrigation by 50% from a calculated mid-summer baseline case.

Reductions shall be attributed to any combination of the following items:

- Plant species factor
- Irrigation efficiency
- Use of captured rainwater
- Use of recycled wastewater
- Use of water treated and conveyed by a public agency specifically for non-potable uses

#### Potential Technologies & Strategies

Perform a soil/climate analysis to determine appropriate plant material and design the landscape with native or adapted plants to reduce or eliminate irrigation requirements. Where irrigation is required, use high-efficiency equipment and/or climate-based controllers.



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## **WE Credit 1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation**

### **1 Point in addition to WE Credit 1.1**

#### **Intent**

Eliminate the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation.

#### **Requirements**

Achieve WE Credit 1.1.and:

Use only captured rainwater, recycled wastewater, recycled greywater, or water treated and conveyed by a public agency specifically for non-potable uses for irrigation.

OR

Install landscaping that does not require permanent irrigation systems. Temporary irrigation systems used for plant establishment are allowed only if removed within one year of installation.

#### **Potential Technologies & Strategies**

Perform a soil/climate analysis to determine appropriate landscape types and design the landscape with indigenous plants to reduce or eliminate irrigation requirements. Consider using stormwater, greywater, and/or condensate water for irrigation.

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## **WE Credit 2: Innovative Wastewater Technologies**

### **1 Point**

#### **Intent**

Reduce generation of wastewater and potable water demand, while increasing the local aquifer recharge.

#### **Requirements**

##### **OPTION 1**

Reduce potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures (water closets, urinals) or non-potable water (captured rainwater, recycled greywater, and on-site or municipally treated wastewater).

OR

##### **OPTION 2**

Treat 50% of wastewater on-site to tertiary standards. Treated water must be infiltrated or used on-site.

#### **Potential Technologies & Strategies**

Specify high-efficiency fixtures and dry fixtures such as composting toilet systems and non-water using urinals to reduce wastewater volumes. Consider reusing stormwater or greywater for sewage conveyance or on-site wastewater treatment systems (mechanical and/or natural). Options for on-site wastewater treatment include packaged biological nutrient removal systems, constructed wetlands, and high-efficiency filtration systems.

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## **WE Credit 3.1: Water Use Reduction: 20% Reduction**

### **1 Point**

#### **Intent**

Maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems.

#### **Requirements**

Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures (as applicable to the building): water closets, urinals, lavatory faucets, showers and kitchen sinks.

#### **Potential Technologies & Strategies**

Use high-efficiency fixtures, dry fixtures such as composting toilet systems and non-water using urinals, and occupant sensors to reduce the potable water demand. Consider reuse of stormwater and greywater for non-potable applications such as toilet and urinal flushing and custodial uses.

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## **WE Credit 3.2: Water Use Reduction: 30% Reduction**

### **1 Point in addition to WE Credit 3.1**

#### **Intent**

Maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems.

#### **Requirements**

Employ strategies that in aggregate use 30% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures (as applicable to the building): water closets, urinals, lavatory faucets, showers and kitchen sinks.

#### **Potential Technologies & Strategies**

Use high-efficiency fixtures, dry fixtures such as composting toilets and waterless urinals, and occupant sensors to reduce the potable water demand. Consider reuse of stormwater and greywater for non-potable applications such as toilet and urinal flushing, mechanical systems and custodial uses.

# Energy & Atmosphere

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## EA Prerequisite 1: Fundamental Commissioning of the Building Energy Systems

### Required

#### Intent

Verify that the building's energy related systems are installed, calibrated and perform according to the owner's project requirements, basis of design, and construction documents.

#### Benefits of Commissioning

Benefits of commissioning include reduced energy use, lower operating costs, reduced contractor callbacks, better building documentation, improved occupant productivity, and verification that the systems perform in accordance with the owner's project requirements.

#### Requirements

The following commissioning process activities shall be completed by the commissioning team, in accordance with the LEED for New Construction 2.2 Reference Guide.

- 1) Designate an individual as the Commissioning Authority (CxA) to lead, review and oversee the completion of the commissioning process activities.
  - a) The CxA shall have documented commissioning authority experience in at least two building projects.
  - b) The individual serving as the CxA shall be independent of the project's design and construction management, though they may be employees of the firms providing those services. The CxA may be a qualified employee or consultant of the Owner.
  - c) The CxA shall report results, findings and recommendations directly to the Owner.
  - d) For projects smaller than 50,000 gross square feet, the CxA may include qualified persons on the design or construction teams who have the required experience.
- 2) The Owner shall document the Owner's Project Requirements (OPR). The design team shall develop the Basis of Design (BOD). The CxA shall review these documents for clarity and completeness. The Owner and design team shall be responsible for updates to their respective documents.
- 3) Develop and incorporate commissioning requirements into the construction documents.
- 4) Develop and implement a commissioning plan.
- 5) Verify the installation and performance of the systems to be commissioned.
- 6) Complete a summary commissioning report.

#### Commissioned Systems

Commissioning process activities shall be completed for the following energy-related systems, at a minimum:

- Heating, ventilating, air conditioning, and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls
- Lighting and daylighting controls

- 
- Domestic hot water systems
  - Renewable energy systems (wind, solar etc.)

### **Potential Technologies & Strategies**

Owners are encouraged to seek out qualified individuals to lead the commissioning process. Qualified individuals are identified as those who possess a high level of experience in the following areas:

- Energy systems design, installation and operation
- Commissioning planning and process management
- Hands-on field experience with energy systems performance, interaction, start-up, balancing, testing, troubleshooting, operation, and maintenance procedures
- Energy systems automation control knowledge

Owners are encouraged to consider including water-using systems, building envelope systems, and other systems in the scope of the commissioning plan as appropriate. The building envelope is an important component of a facility which impacts energy consumption, occupant comfort and indoor air quality. While it is not required to be commissioned by LEED, an owner can receive significant financial savings and reduced risk of poor indoor air quality by including building envelope commissioning.

The LEED for New Construction 2.2 Reference Guide provides guidance on the rigor expected for this prerequisite for the following:

- Owner's project requirements
- Basis of design
- Commissioning plan
- Commissioning specification
- Performance verification documentation
- Commissioning report

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## EA Prerequisite 2: Minimum Energy Performance Required

### Intent

Establish the minimum level of energy efficiency for the proposed building and systems.

### Requirements

Design the building project to comply with both—

- the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE/IESNA Standard 90.1-2004 (without amendments); and
- the prescriptive requirements (Sections 5.5, 6.5, 7.5 and 9.5) or performance requirements (Section 11) of ASHRAE/IESNA Standard 90.1-2004 (without amendments).

### Potential Technologies & Strategies

Design the building envelope, HVAC, lighting, and other systems to maximize energy performance. The ASHRAE 90.1-2004 User's Manual contains worksheets that can be used to document compliance with this prerequisite. For projects pursuing points under EA Credit 1, the computer simulation model may be used to confirm satisfaction of this prerequisite.

If a local code has demonstrated quantitative and textual equivalence following, at a minimum, the U.S. Department of Energy standard process for commercial energy code determination, then it may be used to satisfy this prerequisite in lieu of ASHRAE 90.1-2004. Details on the DOE process for commercial energy code determination can be found at [www.energycodes.gov/implement/determinations\\_com.stm](http://www.energycodes.gov/implement/determinations_com.stm).

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## EA Prerequisite 3: Fundamental Refrigerant Management Required

### **Intent**

Reduce ozone depletion.

### **Requirements**

Zero use of CFC-based refrigerants in new base building HVAC&R systems. When reusing existing base building HVAC equipment, complete a comprehensive CFC phase-out conversion prior to project completion. Phase-out plans extending beyond the project completion date will be considered on their merits.

### **Potential Technologies & Strategies**

When reusing existing HVAC systems, conduct an inventory to identify equipment that uses CFC refrigerants and provide a replacement schedule for these refrigerants. For new buildings, specify new HVAC equipment in the base building that uses no CFC refrigerants.



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## EA Credit 1: Optimize Energy Performance

### 1–10 Points

Two (2) points mandatory for all LEED for New Construction projects registered after June 26, 2007

#### Intent

Achieve increasing levels of energy performance above the baseline in the prerequisite standard to reduce environmental and economic impacts associated with excessive energy use.

#### Requirements

Select one of the four compliance path options described below. Project teams documenting achievement using any of these options are assumed to be in compliance with EA Prerequisite 2.

*NOTE: LEED for New Construction projects registered after June 26th, 2007 are required to achieve at least two (2) points under EA1.*

#### OPTION 1 — WHOLE BUILDING ENERGY SIMULATION (1–10 Points)

Demonstrate a percentage improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2004 by a whole building project simulation using the Building Performance Rating Method in Appendix G of the Standard. The minimum energy cost savings percentage for each point threshold is as follows:

New Buildings	Existing Building Renovations	Points
10.5%	3.5%	1
14%	7%	2
17.5%	10.5%	3
21%	14%	4
24.5%	17.5%	5
28%	21%	6
31.5%	24.5%	7
35%	28%	8
38.5%	31.5%	9
42%	35%	10

*\* Note: Only projects registered prior to June 26, 2007 may pursue 1 point under EA1.*

Appendix G of Standard 90.1-2004 requires that the energy analysis done for the Building Performance Rating Method include ALL of the energy costs within and associated with the building project. To achieve points using this credit, the proposed design—

- must comply with the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) in Standard 90.1-2004;
- must include all the energy costs within and associated with the building project; and

- 
- must be compared against a baseline building that complies with Appendix G to Standard 90.1-2004. The default process energy cost is 25% of the total energy cost for the baseline building. For buildings where the process energy cost is less than 25% of the baseline building energy cost, the LEED submittal must include supporting documentation substantiating that process energy inputs are appropriate.

For the purpose of this analysis, process energy is considered to include, but is not limited to, office and general miscellaneous equipment, computers, elevators and escalators, kitchen cooking and refrigeration, laundry washing and drying, lighting exempt from the lighting power allowance (e.g., lighting integral to medical equipment) and other (e.g., waterfall pumps). Regulated (non-process) energy includes lighting (such as for the interior, parking garage, surface parking, façade, or building grounds, except as noted above), HVAC (such as for space heating, space cooling, fans, pumps, toilet exhaust, parking garage ventilation, kitchen hood exhaust, etc.), and service water heating for domestic or space heating purposes.

For EA Credit 1, process loads shall be identical for both the baseline building performance rating and for the proposed building performance rating. However, project teams may follow the Exceptional Calculation Method (ASHRAE 90.1-2004 G2.5) to document measures that reduce process loads. Documentation of process load energy savings shall include a list of the assumptions made for both the base and proposed design, and theoretical or empirical information supporting these assumptions.

OR

OPTION 2 — PRESCRIPTIVE COMPLIANCE PATH: ASHRAE Advanced Energy Design Guide for Small Office Buildings 2004 (4 Points)

Comply with the prescriptive measures of the ASHRAE Advanced Energy Design Guide for Small Office Buildings 2004. The following restrictions apply:

- Buildings must be under 20,000 square feet.
- Buildings must be office occupancy.
- Project teams must fully comply with all applicable criteria as established in the Advanced Energy Design Guide for the climate zone in which the building is located.

OR

OPTION 3 — PRESCRIPTIVE COMPLIANCE PATH: Advanced Buildings™ Core Performance™ Guide (2-5 Points)

Comply with the prescriptive measures identified in the Advanced Buildings™ Core Performance™ Guide developed by the New Buildings Institute. The following restrictions apply:

- Buildings must be under 100,000 square feet.
- Buildings may NOT be health care, warehouse or laboratory projects.
- Project teams must fully comply with Sections One, Design Process Strategies, and Two, Core Performance Requirements.

Minimum points achieved under Option 3 (2-3 points):

- Three (3) points are available for all office, school, public assembly, and retail projects under 100,000 square feet that comply with Sections One and Two of the Core Performance Guide.
- Two (2) points are available for all other project types under 100,000 square feet (except health care, warehouse, or laboratory projects) that implement the basic requirements of the Core Performance Guide

Additional points available under Option 3 (up to 2 additional points):

- 
- Up to two (2) additional points are available to projects that implement performance strategies listed in Section Three, Enhanced Performance. For every three strategies implemented from this section, one point is available.
  - Any strategies applicable to the project may be implemented except:
    - 3.1-Cool Roofs
    - 3.8-Night Venting
    - 3.13-Additional Commissioning

These strategies are addressed by different aspects of the LEED program and are not eligible for additional points under EA Credit 1.

OR

OPTION 4 — PRESCRIPTIVE COMPLIANCE PATH: Advanced Buildings Benchmark™ Basic Criteria and Prescriptive Measures (1 Point)

Note: projects registered after June 26, 2007 may not use this option

Comply with the Basic Criteria and Prescriptive Measures of the Advanced Buildings Benchmark™ Version 1.1 with the exception of the following sections: 1.7 Monitoring and Trend-logging, 1.11 Indoor Air Quality, and 1.14 Networked Computer Monitor Control. The following restrictions apply:

- Project teams must fully comply with all applicable criteria as established in Advanced Buildings Benchmark for the climate zone in which the building is located.

### **Potential Technologies & Strategies**

Design the building envelope and systems to maximize energy performance. Use a computer simulation model to assess the energy performance and identify the most cost-effective energy efficiency measures. Quantify energy performance as compared to a baseline building.

If a local code has demonstrated quantitative and textual equivalence following, at a minimum, the U.S. Department of Energy standard process for commercial energy code determination, then the results of that analysis may be used to correlate local code performance with ASHRAE 90.1-2004. Details on the DOE process for commercial energy code determination can be found at [www.energycodes.gov/implement/determinations\\_com.stm](http://www.energycodes.gov/implement/determinations_com.stm).

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## EA Credit 2: On-Site Renewable Energy

### 1–3 Points

#### Intent

Encourage and recognize increasing levels of on-site renewable energy self-supply in order to reduce environmental and economic impacts associated with fossil fuel energy use.

#### Requirements

Use on-site renewable energy systems to offset building energy cost. Calculate project performance by expressing the energy produced by the renewable systems as a percentage of the building annual energy cost and using the table below to determine the number of points achieved.

Use the building annual energy cost calculated in EA Credit 1 or use the Department of Energy (DOE) Commercial Buildings Energy Consumption Survey (CBECS) database to determine the estimated electricity use. (Table of use for different building types is provided in the Reference Guide.)

% Renewable Energy	Points
2.5%	1
7.5%	2
12.5%	3

#### Potential Technologies & Strategies

Assess the project for non-polluting and renewable energy potential including solar, wind, geothermal, low-impact hydro, biomass and bio-gas strategies. When applying these strategies, take advantage of net metering with the local utility.

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## EA Credit 3: Enhanced Commissioning

### 1 Point

#### Intent

Begin the commissioning process early during the design process and execute additional activities after systems performance verification is completed.

#### Requirements

Implement, or have a contract in place to implement, the following additional commissioning process activities in addition to the requirements of EA Prerequisite 1 and in accordance with the LEED for New Construction 2.2 Reference Guide:

1. Prior to the start of the construction documents phase, designate an independent Commissioning Authority (CxA) to lead, review, and oversee the completion of all commissioning process activities. The CxA shall, at a minimum, perform Tasks 2, 3 and 6. Other team members may perform Tasks 4 and 5.
  - a. The CxA shall have documented commissioning authority experience in at least two building projects.
  - b. The individual serving as the CxA shall be—
    - i. independent of the work of design and construction;
    - ii. not an employee of the design firm, though they may be contracted through them;
    - iii. not an employee of, or contracted through, a contractor or construction manager holding construction contracts; and
    - iv. (can be) a qualified employee or consultant of the Owner.
  - c. The CxA shall report results, findings and recommendations directly to the Owner.
  - d. This requirement has no deviation for project size.
2. The CxA shall conduct, at a minimum, one commissioning design review of the Owner's Project Requirements (OPR), Basis of Design (BOD), and design documents prior to mid-construction documents phase and back-check the review comments in the subsequent design submission.
3. The CxA shall review contractor submittals applicable to systems being commissioned for compliance with the OPR and BOD. This review shall be concurrent with A/E reviews and submitted to the design team and the Owner.
4. Develop a systems manual that provides future operating staff the information needed to understand and optimally operate the commissioned systems.
5. Verify that the requirements for training operating personnel and building occupants are completed.
6. Assure the involvement by the CxA in reviewing building operation within 10 months after substantial completion with O&M staff and occupants. Include a plan for resolution of outstanding commissioning-related issues.

#### Potential Technologies & Strategies

Although it is preferable that the CxA be contracted by the Owner, for the enhanced commissioning credit, the CxA may also be contracted through the design firms or construction management firms not holding construction contracts.

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The LEED for New Construction 2.2 Reference Guide provides detailed guidance on the rigor expected for following process activities:

- Commissioning design review
- Commissioning submittal review
- Systems manual

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## EA Credit 4: Enhanced Refrigerant Management

### 1 Point

#### Intent

Reduce ozone depletion and support early compliance with the Montreal Protocol while minimizing direct contributions to global warming.

#### Requirements

##### OPTION 1

Do not use refrigerants.

OR

##### OPTION 2

Select refrigerants and HVAC&R that minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. The base building HVAC&R equipment shall comply with the following formula, which sets a maximum threshold for the combined contributions to ozone depletion and global warming potential:

$$LCGWP + LCODP \times 105 \leq 100$$

Where:

$$LCODP = [ODPr \times (Lr \times Life + Mr) \times Rc] / Life$$

$$LCGWP = [GWPr \times (Lr \times Life + Mr) \times Rc] / Life$$

LCODP: Lifecycle Ozone Depletion Potential (lbCFC11/Ton-Year)

LCGWP: Lifecycle Direct Global Warming Potential (lbCO2/Ton-Year)

GWPr: Global Warming Potential of Refrigerant (0 to 12,000 lbCO2/lbr)

ODPr: Ozone Depletion Potential of Refrigerant (0 to 0.2 lbCFC11/lbr)

Lr: Refrigerant Leakage Rate (0.5% to 2.0%; default of 2% unless otherwise demonstrated)

Mr: End-of-life Refrigerant Loss (2% to 10%; default of 10% unless otherwise demonstrated)

Rc: Refrigerant Charge (0.5 to 5.0 lbs of refrigerant per ton of cooling capacity)

Life: Equipment Life (10 years; default based on equipment type, unless otherwise demonstrated)

For multiple types of equipment, a weighted average of all base building level HVAC&R equipment shall be applied using the following formula:

$$[ \sum (LCGWP + LCODP \times 105) \times Q_{unit} ] / Q_{total} \leq 100$$

Where:

$Q_{unit}$  = Cooling capacity of an individual HVAC or refrigeration unit (Tons)

$Q_{total}$  = Total cooling capacity of all HVAC or refrigeration

Small HVAC units (defined as containing less than 0.5 lbs of refrigerant), and other equipment such as standard refrigerators, small water coolers, and any other cooling equipment that contains less than 0.5 lbs of refrigerant, are not considered part of the “base building” system and are not subject to the requirements of this credit.

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AND

Do not install fire suppression systems that contain ozone-depleting substances (CFCs, HCFCs or Halons).

**Potential Technologies & Strategies**

Design and operate the facility without mechanical cooling and refrigeration equipment. Where mechanical cooling is used, utilize base building HVAC and refrigeration systems for the refrigeration cycle that minimize direct impact on ozone depletion and global warming. Select HVAC&R equipment with reduced refrigerant charge and increased equipment life. Maintain equipment to prevent leakage of refrigerant to the atmosphere. Utilize fire suppression systems that do not contain HCFCs or Halons.



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## EA Credit 5: Measurement & Verification

### 1 Point

#### Intent

Provide for the ongoing accountability of building energy consumption over time.

#### Requirements

- ❑ Develop and implement a Measurement & Verification (M&V) Plan consistent with Option D: Calibrated Simulation (Savings Estimation Method 2), or Option B: Energy Conservation Measure Isolation, as specified in the *International Performance Measurement & Verification Protocol (IPMVP) Volume III: Concepts and Options for Determining Energy Savings in New Construction, April, 2003*.
- ❑ The M&V period shall cover a period of no less than one year of post-construction occupancy.

#### Potential Technologies & Strategies

Develop an M&V Plan to evaluate building and/or energy system performance. Characterize the building and/or energy systems through energy simulation or engineering analysis. Install the necessary metering equipment to measure energy use. Track performance by comparing predicted performance to actual performance, broken down by component or system as appropriate. Evaluate energy efficiency by comparing actual performance to baseline performance.

While the IPMVP describes specific actions for verifying savings associated with energy conservation measures (ECMs) and strategies, this LEED credit expands upon typical IPMVP M&V objectives. M&V activities should not necessarily be confined to energy systems where ECMs or energy conservation strategies have been implemented. The IPMVP provides guidance on M&V strategies and their appropriate applications for various situations. These strategies should be used in conjunction with monitoring and trend logging of significant energy systems to provide for the ongoing accountability of building energy performance.

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## EA Credit 6: Green Power

### 1 Point

#### Intent

Encourage the development and use of grid-source, renewable energy technologies on a net zero pollution basis.

#### Requirements

Provide at least 35% of the building's electricity from renewable sources by engaging in at least a two-year renewable energy contract. Renewable sources are as defined by the Center for Resource Solutions (CRS) Green-e products certification requirements.

#### DETERMINE THE BASELINE ELECTRICITY USE

Use the annual electricity consumption from the results of EA Credit 1.

OR

Use the Department of Energy (DOE) Commercial Buildings Energy Consumption Survey (CBECS) database to determine the estimated electricity use.

#### Potential Technologies & Strategies

Determine the energy needs of the building and investigate opportunities to engage in a green power contract. Green power is derived from solar, wind, geothermal, biomass or low-impact hydro sources. Visit [www.green-e.org](http://www.green-e.org) for details about the Green-e program. The power product purchased to comply with credit requirements need not be Green-e certified. Other sources of green power are eligible if they satisfy the Green-e program's technical requirements. Renewable energy certificates (RECs), tradable renewable certificates (TRCs), green tags and other forms of green power that comply with Green-e's technical requirements can be used to document compliance with EA Credit 6 requirements.

# Materials & Resources

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## MR Prerequisite 1: Storage & Collection of Recyclables Required

### Intent

Facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills.

### Requirements

Provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics and metals.

### Potential Technologies & Strategies

Coordinate the size and functionality of the recycling areas with the anticipated collection services for glass, plastic, office paper, newspaper, cardboard and organic wastes to maximize the effectiveness of the dedicated areas. Consider employing cardboard balers, aluminum can crushers, recycling chutes and collection bins at individual workstations to further enhance the recycling program.

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## **MR Credit 1.1: Building Reuse: Maintain 75% of Existing Walls, Floors & Roof**

### **1 Point**

#### **Intent**

Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.

#### **Requirements**

Maintain at least 75% (based on surface area) of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing, excluding window assemblies and non-structural roofing material). Hazardous materials that are remediated as a part of the project scope shall be excluded from the calculation of the percentage maintained. If the project includes an addition to an existing building, this credit is not applicable if the square footage of the addition is more than 2 times the square footage of the existing building.

#### **Potential Technologies & Strategies**

Consider reuse of existing, previously occupied buildings, including structure, envelope and elements. Remove elements that pose contamination risk to building occupants and upgrade components that would improve energy and water efficiency such as windows, mechanical systems and plumbing fixtures.

---

## **MR Credit 1.2: Building Reuse: Maintain 95% of Existing Walls, Floors & Roof**

### **1 Point in addition to MR Credit 1.1**

#### **Intent**

Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.

#### **Requirements**

Maintain an additional 20% (95% total, based on surface area) of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing, excluding window assemblies and non-structural roofing material). Hazardous materials that are re-mediated as a part of the project scope shall be excluded from the calculation of the percentage maintained. If the project includes an addition to an existing building, this credit is not applicable if the square footage of the addition is more than 2 times the square footage of the existing building.

#### **Potential Technologies & Strategies**

Consider reuse of existing buildings, including structure, envelope and elements. Remove elements that pose contamination risk to building occupants and upgrade components that would improve energy and water efficiency such as windows, mechanical systems and plumbing fixtures.

---

## **MR Credit 1.3: Building Reuse: Maintain 50% of Interior Non-Structural Elements**

### **1 Point**

#### **Intent**

Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.

#### **Requirements**

Use existing interior non-structural elements (interior walls, doors, floor coverings and ceiling systems) in at least 50% (by area) of the completed building (including additions). If the project includes an addition to an existing building, this credit is not applicable if the square footage of the addition is more than 2 times the square footage of the existing building.

#### **Potential Technologies & Strategies**

Consider reuse of existing buildings, including structure, envelope and interior non-structural elements. Remove elements that pose contamination risk to building occupants and upgrade components that would improve energy and water efficiency, such as mechanical systems and plumbing fixtures. Quantify the extent of building reuse.

---

## **MR Credit 2.1: Construction Waste Management: Divert 50% From Disposal**

### **1 Point**

#### **Intent**

Divert construction, demolition and land-clearing debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.

#### **Requirements**

Recycle and/or salvage at least 50% of non-hazardous construction and demolition debris. Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Excavated soil and land-clearing debris do not contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout.

#### **Potential Technologies & Strategies**

Establish goals for diversion from disposal in landfills and incinerators and adopt a construction waste management plan to achieve these goals. Consider recycling cardboard, metal, brick, acoustical tile, concrete, plastic, clean wood, glass, gypsum wallboard, carpet and insulation. Designate a specific area(s) on the construction site for segregated or comingled collection of recyclable materials, and track recycling efforts throughout the construction process. Identify construction haulers and recyclers to handle the designated materials. Note that diversion may include donation of materials to charitable organizations and salvage of materials on-site.

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## **MR Credit 2.2: Construction Waste Management: Divert 75% From Disposal**

### **1 Point in addition to MR Credit 2.1**

#### **Intent**

Divert construction and demolition debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.

#### **Requirements**

Recycle and/or salvage an additional 25% beyond MR Credit 2.1 (75% total) of non-hazardous construction and demolition debris. Excavated soil and land-clearing debris do not contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout.

#### **Potential Technologies & Strategies**

Establish goals for diversion from disposal in landfills and incinerators and adopt a construction waste management plan to achieve these goals. Consider recycling cardboard, metal, brick, acoustical tile, concrete, plastic, clean wood, glass, gypsum wallboard, carpet and insulation. Designate a specific area(s) on the construction site for segregated or commingled collection of recyclable materials, and track recycling efforts throughout the construction process. Identify construction haulers and recyclers to handle the designated materials. Note that diversion may include donation of materials to charitable organizations and salvage of materials on-site.



---

## **MR Credit 3.1: Materials Reuse: 5%**

### **1 Point**

#### **Intent**

Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources.

#### **Requirements**

Use salvaged, refurbished or reused materials such that the sum of these materials constitutes at least 5%, based on cost, of the total value of materials on the project.

Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.

#### **Potential Technologies & Strategies**

Identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items.

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## **MR Credit 3.2: Materials Reuse: 10%**

### **1 Point in addition to MR Credit 3.1**

#### **Intent**

Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources.

#### **Requirements**

Use salvaged, refurbished or reused materials for an additional 5% beyond MR Credit 3.1 (10% total, based on cost).

Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.

#### **Potential Technologies & Strategies**

Identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items.

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## MR Credit 4.1: Recycled Content: 10% (post-consumer + 1/2 pre-consumer)

### 1 Point

#### Intent

Increase demand for building products that incorporate recycled content materials, thereby reducing impacts resulting from extraction and processing of virgin materials.

#### Requirements

Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least 10% (based on cost) of the total value of the materials in the project.

The recycled content value of a material assembly shall be determined by weight. The recycled fraction of the assembly is then multiplied by the cost of assembly to determine the recycled content value.

Mechanical, electrical and plumbing components and specialty items such as elevators shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.

Recycled content shall be defined in accordance with the International Organization of Standards document, *ISO 14021—Environmental labels and declarations—Self-declared environmental claims (Type II environmental labeling)*.

**Post-consumer material** is defined as waste material generated by households or by commercial, industrial and institutional facilities in their role as end-users of the product, which can no longer be used for its intended purpose.

**Pre-consumer material** is defined as material diverted from the waste stream during the manufacturing process. Excluded is reutilization of materials such as rework, regrind or scrap generated in a process and capable of being reclaimed within the same process that generated it.

#### Potential Technologies & Strategies

Establish a project goal for recycled content materials and identify material suppliers that can achieve this goal. During construction, ensure that the specified recycled content materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials.

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## MR Credit 4.2: Recycled Content: 20% (post-consumer + 1/2 pre-consumer)

### 1 Point in addition to MR Credit 4.1

#### Intent

Increase demand for building products that incorporate recycled content materials, thereby reducing the impacts resulting from extraction and processing of virgin materials.

#### Requirements

Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes an additional 10% beyond MR Credit 4.1 (total of 20%, based on cost) of the total value of the materials in the project.

The recycled content value of a material assembly shall be determined by weight. The recycled fraction of the assembly is then multiplied by the cost of assembly to determine the recycled content value.

Mechanical, electrical and plumbing components and specialty items such as elevators shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.

Recycled content shall be defined in accordance with the International Organization of Standards document, *ISO 14021—Environmental labels and declarations—Self-declared environmental claims (Type II environmental labeling)*.

**Post-consumer material** is defined as waste material generated by households or by commercial, industrial and institutional facilities in their role as end-users of the product, which can no longer be used for its intended purpose.

**Pre-consumer material** is defined as material diverted from the waste stream during the manufacturing process. Excluded is reutilization of materials such as rework, regrind or scrap generated in a process and capable of being reclaimed within the same process that generated it.

#### Potential Technologies & Strategies

Establish a project goal for recycled content materials and identify material suppliers that can achieve this goal. During construction, ensure that the specified recycled content materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials.

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## **MR Credit 5.1: Regional Materials: 10% Extracted, Processed & Manufactured Regionally**

### **1 Point**

#### **Intent**

Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.

#### **Requirements**

Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of 10% (based on cost) of the total materials value. If only a fraction of a product or material is extracted/harvested/recovered and manufactured locally, then only that percentage (by weight) shall contribute to the regional value.

Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.

#### **Potential Technologies & Strategies**

Establish a project goal for locally sourced materials, and identify materials and material suppliers that can achieve this goal. During construction, ensure that the specified local materials are installed and quantify the total percentage of local materials installed. Consider a range of environmental, economic and performance attributes when selecting products and materials.

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## **MR Credit 5.2: Regional Materials: 20% Extracted, Processed & Manufactured Regionally**

### **1 Point in addition to MR Credit 5.1**

#### **Intent**

Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.

#### **Requirements**

Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for an additional 10% beyond MR Credit 5.1 (total of 20%, based on cost) of the total materials value. If only a fraction of the material is extracted/harvested/recovered and manufactured locally, then only that percentage (by weight) shall contribute to the regional value.

#### **Potential Technologies & Strategies**

Establish a project goal for locally sourced materials and identify materials and material suppliers that can achieve this goal. During construction, ensure that the specified local materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials.

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## MR Credit 6: Rapidly Renewable Materials

### 1 Point

#### Intent

Reduce the use and depletion of finite raw materials and long-cycle renewable materials by replacing them with rapidly renewable materials.

#### Requirements

Use rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) for 2.5% of the total value of all building materials and products used in the project, based on cost.

#### Potential Technologies & Strategies

Establish a project goal for rapidly renewable materials and identify products and suppliers that can support achievement of this goal. Consider materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork. During construction, ensure that the specified renewable materials are installed.

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## MR Credit 7: Certified Wood

### 1 Point

#### Intent

Encourage environmentally responsible forest management.

#### Requirements

Use a minimum of 50% of wood-based materials and products, which are certified in accordance with the Forest Stewardship Council's (FSC) Principles and Criteria, for wood building components. These components include, but are not limited to, structural framing and general dimensional framing, flooring, sub-flooring, wood doors and finishes.

Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.

#### Potential Technologies & Strategies

Establish a project goal for FSC-certified wood products and identify suppliers that can achieve this goal. During construction, ensure that the FSC-certified wood products are installed and quantify the total percentage of FSC-certified wood products installed.



# Indoor Environmental Quality

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## EQ Prerequisite 1: Minimum IAQ Performance Required

### Intent

Establish minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the comfort and well-being of the occupants.

### Requirements

Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2004, Ventilation for Acceptable Indoor Air Quality. Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure or the applicable local code, whichever is more stringent.

Naturally ventilated buildings shall comply with ASHRAE 62.1-2004, paragraph 5.1.

### Potential Technologies & Strategies

Design ventilation systems to meet or exceed the minimum outdoor air ventilation rates as described in the ASHRAE standard. Balance the impacts of ventilation rates on energy use and indoor air quality to optimize for energy efficiency and occupant health. Use the ASHRAE 62 Users Manual for detailed guidance on meeting the referenced requirements.

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## EQ Prerequisite 2: Environmental Tobacco Smoke (ETS) Control Required

### Intent

Minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to Environmental Tobacco Smoke (ETS).

### Requirements

#### OPTION 1

- Prohibit smoking in the building.
- Locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows.

OR

#### OPTION 2

- Prohibit smoking in the building except in designated smoking areas.
- Locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows.
- Locate designated smoking rooms to effectively contain, capture and remove ETS from the building. At a minimum, the smoking room must be directly exhausted to the outdoors with no re-circulation of ETS-containing air to the non-smoking area of the building, and enclosed with impermeable deck-to-deck partitions. With the doors to the smoking room closed, operate exhaust sufficient to create a negative pressure with respect to the adjacent spaces of at least an average of 5 Pa (0.02 inches of water gauge) and with a minimum of 1 Pa (0.004 inches of water gauge).
- Performance of the smoking room differential air pressures shall be verified by conducting 15 minutes of measurement, with a minimum of one measurement every 10 seconds, of the differential pressure in the smoking room with respect to each adjacent area and in each adjacent vertical chase with the doors to the smoking room closed. The testing will be conducted with each space configured for worst case conditions of transport of air from the smoking rooms to adjacent spaces with the smoking rooms' doors closed to the adjacent spaces.

OR

#### OPTION 3 (For residential buildings only)

- Prohibit smoking in all common areas of the building.
- Locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows opening to common areas.
- Minimize uncontrolled pathways for ETS transfer between individual residential units by sealing penetrations in walls, ceilings and floors in the residential units, and by sealing vertical chases adjacent to the units.
- All doors in the residential units leading to common hallways shall be weather-stripped to minimize air leakage into the hallway.

- 
- If the common hallways are pressurized with respect to the residential units then doors in the residential units leading to the common hallways need not be weather-stripped provided that the positive differential pressure is demonstrated as in Option 2 above, considering the residential unit as the smoking room. Acceptable sealing of residential units shall be demonstrated by a blower door test conducted in accordance with ANSI/ASTM-E779-03, Standard Test Method for Determining Air Leakage Rate By Fan Pressurization, AND use the progressive sampling methodology defined in Chapter 4 (Compliance Through Quality Construction) of the Residential Manual for Compliance with California's 2001 Energy Efficiency Standards ([www.energy.ca.gov/title24/residential\\_manual](http://www.energy.ca.gov/title24/residential_manual)). Residential units must demonstrate less than 1.25 square inches leakage area per 100 square feet of enclosure area (i.e. sum of all wall, ceiling and floor areas).

### **Potential Technologies & Strategies**

Prohibit smoking in commercial buildings or effectively control the ventilation air in smoking rooms. For residential buildings, prohibit smoking in common areas, design building envelope and systems to minimize ETS transfer among dwelling units.

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## EQ Credit 1: Outdoor Air Delivery Monitoring

### 1 Point

#### Intent

Provide capacity for ventilation system monitoring to help sustain occupant comfort and well-being.

#### Requirements

Install permanent monitoring systems that provide feedback on ventilation system performance to ensure that ventilation systems maintain design minimum ventilation requirements. Configure all monitoring equipment to generate an alarm when the conditions vary by 10% or more from setpoint, via either a building automation system alarm to the building operator or via a visual or audible alert to the building occupants.

##### FOR MECHANICALLY VENTILATED SPACES

- Monitor carbon dioxide concentrations within all densely occupied spaces (those with a design occupant density greater than or equal to 25 people per 1000 sq.ft.). CO<sub>2</sub> monitoring locations shall be between 3 feet and 6 feet above the floor.
- For each mechanical ventilation system serving non-densely occupied spaces, provide a direct outdoor airflow measurement device capable of measuring the minimum outdoor airflow rate with an accuracy of plus or minus 15% of the design minimum outdoor air rate, as defined by ASHRAE 62.1-2004.

##### FOR NATURALLY VENTILATED SPACES

Monitor CO<sub>2</sub> concentrations within all naturally ventilated spaces. CO<sub>2</sub> monitoring shall be located within the room between 3 feet and 6 feet above the floor. One CO<sub>2</sub> sensor may be used to represent multiple spaces if the natural ventilation design uses passive stack(s) or other means to induce airflow through those spaces equally and simultaneously without intervention by building occupants.

#### Potential Technologies & Strategies

Install carbon dioxide and airflow measurement equipment and feed the information to the HVAC system and/or Building Automation System (BAS) to trigger corrective action, if applicable. If such automatic controls are not feasible with the building systems, use the measurement equipment to trigger alarms that inform building operators or occupants of a possible deficiency in outdoor air delivery.

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## EQ Credit 2: Increased Ventilation

### 1 Point

#### Intent

Provide additional outdoor air ventilation to improve indoor air quality for improved occupant comfort, well-being and productivity.

#### Requirements

##### FOR MECHANICALLY VENTILATED SPACES

- Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2004 as determined by EQ Prerequisite 1.

##### FOR NATURALLY VENTILATED SPACES

Design natural ventilation systems for occupied spaces to meet the recommendations set forth in the Carbon Trust “Good Practice Guide 237” [1998]. Determine that natural ventilation is an effective strategy for the project by following the flow diagram process shown in Figure 1.18 of the Chartered Institution of Building Services Engineers (CIBSE) Applications Manual 10: 2005, Natural ventilation in non-domestic buildings.

##### AND

- Use diagrams and calculations to show that the design of the natural ventilation systems meets the recommendations set forth in the CIBSE Applications Manual 10: 2005, Natural ventilation in non-domestic buildings.

##### OR

- Use a macroscopic, multi-zone, analytic model to predict that room-by-room airflows will effectively naturally ventilate, defined as providing the minimum ventilation rates required by ASHRAE 62.1-2004 Chapter 6, for at least 90% of occupied spaces.

#### Potential Technologies & Strategies

For Mechanically ventilated Spaces: Use heat recovery, where appropriate, to minimize the additional energy consumption associated with higher ventilation rates.

For Naturally ventilated Spaces: Follow the eight design steps described in the Carbon Trust Good Practice Guide 237 – 1) Develop design requirements, 2) Plan airflow paths, 3) Identify building uses and features that might require special attention, 4) Determine ventilation requirements, 5) Estimate external driving pressures, 6) Select types of ventilation devices, 7) Size ventilation devices, 8) Analyze the design. Use public domain software such as NIST’s CONTAM, Multizone Modeling Software, along with LoopDA, Natural Ventilation Sizing Tool, to analytically predict room-by-room airflows.

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## **EQ Credit 3.1: Construction IAQ Management Plan: During Construction**

### **1 Point**

#### **Intent**

Reduce indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants.

#### **Requirements**

Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building as follows:

- During construction meet or exceed the recommended Control Measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines for Occupied Buildings under Construction, 1995, Chapter 3.
- Protect stored on-site or installed absorptive materials from moisture damage.
- If permanently installed air handlers are used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 shall be used at each return air grille, as determined by ASHRAE 52.2-1999. Replace all filtration media immediately prior to occupancy.

#### **Potential Technologies & Strategies**

Adopt an IAQ management plan to protect the HVAC system during construction, control pollutant sources and interrupt contamination pathways. Sequence the installation of materials to avoid contamination of absorptive materials such as insulation, carpeting, ceiling tile and gypsum wallboard. Coordinate with Indoor Environmental Quality Credits 3.2 and 5 to determine the appropriate specifications and schedules for filtration media.

If possible, avoid using permanently installed air handlers for temporary heating/cooling during construction. Consult the LEED for New Construction v2.2 Reference Guide for more detailed information on how to ensure the well-being of construction workers and building occupants if permanently installed air handlers must be used during construction.

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## EQ Credit 3.2: Construction IAQ Management Plan: Before Occupancy

### 1 Point

#### Intent

Reduce indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants.

#### Requirements

Develop and implement an Indoor Air Quality (IAQ) Management Plan for the pre-occupancy phase as follows:

##### OPTION 1 — Flush-Out

- After construction ends, prior to occupancy and with all interior finishes installed, perform a building flush-out by supplying a total air volume of 14,000 cu.ft. of outdoor air per sq.ft. of floor area while maintaining an internal temperature of at least 60 degrees F and relative humidity no higher than 60%.

OR

- If occupancy is desired prior to completion of the flush-out, the space may be occupied following delivery of a minimum of 3,500 cu.ft. of outdoor air per sq.ft. of floor area to the space. Once a space is occupied, it shall be ventilated at a minimum rate of 0.30 cfm/sq.ft. of outside air or the design minimum outside air rate determined in EQ Prerequisite 1, whichever is greater. During each day of the flush-out period, ventilation shall begin a minimum of three hours prior to occupancy and continue during occupancy. These conditions shall be maintained until a total of 14,000 cu.ft./sq.ft. of outside air has been delivered to the space.

OR

##### OPTION 2 — Air Testing

- Conduct baseline IAQ testing, after construction ends and prior to occupancy, using testing protocols consistent with the United States Environmental Protection Agency Compendium of Methods for the Determination of Air Pollutants in Indoor Air and as additionally detailed in the Reference Guide.
- Demonstrate that the contaminant maximum concentrations listed below are not exceeded.

Contaminant	Maximum Concentration
Formaldehyde	50 parts per billion
Particulates (PM10)	50 micrograms per cubic meter
Total Volatile Organic Compounds (TVOC)	500 micrograms per cubic meter
* 4-Phenylcyclohexene (4-PCH)	6.5 micrograms per cubic meter
Carbon Monoxide (CO)	9 part per million and no greater than 2 parts per million above outdoor levels

\* This test is only required if carpets and fabrics with styrene butadiene rubber (SBR) latex backing material are installed as part of the base building systems.

- For each sampling point where the maximum concentration limits are exceeded conduct additional flush-out with outside air and retest the specific parameter(s) exceeded to indicate the requirements are achieved.

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Repeat procedure until all requirements have been met. When retesting non-complying building areas, take samples from the same locations as in the first test.

□ The air sample testing shall be conducted as follows:

- 1) All measurements shall be conducted prior to occupancy, but during normal occupied hours, and with the building ventilation system starting at the normal daily start time and operated at the minimum outside air flow rate for the occupied mode throughout the duration of the air testing.
- 2) The building shall have all interior finishes installed, including but not limited to millwork, doors, paint, carpet and acoustic tiles. Non-fixed furnishings such as workstations and partitions are encouraged, but not required, to be in place for the testing.
- 3) The number of sampling locations will vary depending upon the size of the building and number of ventilation systems. For each portion of the building served by a separate ventilation system, the number of sampling points shall not be less than one per 25,000 sq.ft., or for each contiguous floor area, whichever is larger, and include areas with the least ventilation and greatest presumed source strength.
- 4) Air samples shall be collected between 3 feet and 6 feet from the floor to represent the breathing zone of occupants, and over a minimum 4-hour period.

### **Potential Technologies & Strategies**

Prior to occupancy, perform a building flush-out or test the air contaminant levels in the building. The flush-out is often used where occupancy is not required immediately upon substantial completion of construction. IAQ testing can minimize schedule impacts but may be more costly. Coordinate with Indoor Environmental Quality Credits 3.1 and 5 to determine the appropriate specifications and schedules for filtration media.



## EQ Credit 4.1: Low-Emitting Materials: Adhesives & Sealants

### 1 Point

#### Intent

Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

#### Requirements

All adhesives and sealants used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the requirements of the following reference standards:

- Adhesives, Sealants and Sealant Primers: South Coast Air Quality Management District (SCAQMD) Rule #1168. VOC limits are listed in the table below and correspond to an effective date of July 1, 2005 and rule amendment date of January 7, 2005.

Architectural Applications	VOC Limit [g/L less water]	Specialty Applications	VOC Limit [g/L less water]
Indoor Carpet Adhesives	50	PVC Welding	510
Carpet Pad Adhesives	50	CPVC Welding	490
Wood Flooring Adhesives	100	ABS Welding	325
Rubber Floor Adhesives	60	Plastic Cement Welding	250
Subfloor Adhesives	50	Adhesive Primer for Plastic	550
Ceramic Tile Adhesives	65	Contact Adhesive	80
VCT & Asphalt Adhesives	50	Special Purpose Contact Adhesive	250
Drywall & Panel Adhesives	50	Structural Wood Member Adhesive	140
Cove Base Adhesives	50	Sheet Applied Rubber Lining Operations	850
Multipurpose Construction Adhesives	70	Top & Trim Adhesive	250
Structural Glazing Adhesives	100		
Substrate Specific Applications	VOC Limit [g/L less water]	Sealants	VOC Limit [g/L less water]
Metal to Metal	30	Architectural	250
Plastic Foams	50	Nonmembrane Roof	300
Porous Material (except wood)	50	Roadway	250
Wood	30	Single-Ply Roof Membrane	450
Fiberglass	80	Other	420
Sealant Primers	VOC Limit [g/L less water]		
Architectural Non Porous	250		
Architectural Porous	775		
Other	750		

- Aerosol Adhesives: Green Seal Standard for Commercial Adhesives GS-36 requirements in effect on October 19, 2000.

<b>Aerosol Adhesives:</b>	<b>VOC Weight [g/L minus water]</b>
General purpose mist spray	65% VOCs by weight
General purpose web spray	55% VOCs by weight
Special purpose aerosol adhesives (all types)	70% VOCs by weight

### **Potential Technologies & Strategies**

Specify low-VOC materials in construction documents. Ensure that VOC limits are clearly stated in each section of the specifications where adhesives and sealants are addressed. Common products to evaluate include: general construction adhesives, flooring adhesives, fire-stopping sealants, caulking, duct sealants, plumbing adhesives, and cove base adhesives.

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## EQ Credit 4.2: Low-Emitting Materials: Paints & Coatings

### 1 Point

#### Intent

Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

#### Requirements

Paints and coatings used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the following criteria:

- ❑ Architectural paints, coatings and primers applied to interior walls and ceilings: Do not exceed the VOC content limits established in Green Seal Standard GS-11, Paints, First Edition, May 20, 1993.
  - Flats: 50 g/L
  - Non-Flats: 150 g/L
- ❑ Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates: Do not exceed the VOC content limit of 250 g/L established in Green Seal Standard GC-03, Anti-Corrosive Paints, Second Edition, January 7, 1997.
- ❑ Clear wood finishes, floor coatings, stains, and shellacs applied to interior elements: Do not exceed the VOC content limits established in South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004.
  - Clear wood finishes: varnish 350 g/L; lacquer 550 g/L
  - Floor coatings: 100 g/L
  - Sealers: waterproofing sealers 250 g/L; sanding sealers 275 g/L; all other sealers 200 g/L
  - Shellacs: Clear 730 g/L; pigmented 550 g/L
  - Stains: 250 g/L

#### Potential Technologies & Strategies

Specify low-VOC paints and coatings in construction documents. Ensure that VOC limits are clearly stated in each section of the specifications where paints and coatings are addressed. Track the VOC content of all interior paints and coatings during construction.

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## EQ Credit 4.3: Low-Emitting Materials: Carpet Systems

### 1 Point

#### Intent

Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

#### Requirements

All carpet installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus program.

All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

All carpet adhesive shall meet the requirements of EQ Credit 4.1: VOC limit of 50 g/L.

#### Potential Technologies & Strategies

Clearly specify requirements for product testing and/or certification in the construction documents. Select products that are either certified under the Green Label Plus program or for which testing has been done by qualified independent laboratories in accordance with the appropriate requirements.

The Green Label Plus program for carpets and its associated VOC emission criteria in micrograms per square meter per hour, along with information on testing method and sample collection developed by the Carpet & Rug Institute (CRI) in coordination with California's Sustainable Building Task Force and the California Department of Health Services (DHS), are described in Section 9, Acceptable Emissions Testing for Carpet, DHS Standard Practice CA/DHS/EHLB/R-174, dated 07/15/04. This document is available at: [www.dhs.ca.gov/ps/deodc/ehlb/iaq/VOCS/Section01350\\_7\\_15\\_2004\\_FINAL\\_PLUS\\_ADDENDUM-2004-01.pdf](http://www.dhs.ca.gov/ps/deodc/ehlb/iaq/VOCS/Section01350_7_15_2004_FINAL_PLUS_ADDENDUM-2004-01.pdf). (also published as Section 01350 Section 9 [dated 2004] by the Collaborative for High Performance Schools [[www.chps.net](http://www.chps.net)]).

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## **EQ Credit 4.4: Low-Emitting Materials: Composite Wood & Agrifiber Products**

### **1 Point**

#### **Intent**

Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

#### **Requirements**

Composite wood and agrifiber products used on the interior of the building (defined as inside of the weather-proofing system) shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies shall contain no added urea-formaldehyde resins.

Composite wood and agrifiber products are defined as: particleboard, medium density fiberboard (MDF), plywood, wheatboard, strawboard, panel substrates and door cores. Materials considered fit-out, furniture, and equipment (FF&E) are not considered base building elements and are not included.

#### **Potential Technologies & Strategies**

Specify wood and agrifiber products that contain no added urea-formaldehyde resins. Specify laminating adhesives for field and shop applied assemblies that contain no added urea-formaldehyde resins.

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## EQ Credit 5: Indoor Chemical & Pollutant Source Control

### 1 Point

#### Intent

Minimize exposure of building occupants to potentially hazardous particulates and chemical pollutants.

#### Requirements

Design to minimize and control pollutant entry into buildings and later cross-contamination of regularly occupied areas:

- Employ permanent entryway systems at least six feet long in the primary direction of travel to capture dirt and particulates from entering the building at all entryways that are directly connected to the outdoors. Acceptable entryway systems include permanently installed grates, grilles, or slotted systems that allow for cleaning underneath. Roll-out mats are only acceptable when maintained on a weekly basis by a contracted service organization. Qualifying entryways are those that serve as regular entry points for building users.
- Where hazardous gases or chemicals may be present or used (including garages, housekeeping/laundry areas and copying/printing rooms), exhaust each space sufficiently to create negative pressure with respect to adjacent spaces with the doors to the room closed. For each of these spaces, provide self-closing doors and deck to deck partitions or a hard lid ceiling. The exhaust rate shall be at least 0.50 cfm/sq.ft., with no air recirculation. The pressure differential with the surrounding spaces shall be at least 5 Pa (0.02 inches of water gauge) on average and 1 Pa (0.004 inches of water) at a minimum when the doors to the rooms are closed.
- In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media prior to occupancy that provides a Minimum Efficiency Reporting Value (MERV) of 13 or better. Filtration should be applied to process both return and outside air that is to be delivered as supply air.

#### Potential Technologies & Strategies

Design facility cleaning and maintenance areas with isolated exhaust systems for contaminants. Maintain physical isolation from the rest of the regularly occupied areas of the building. Install permanent architectural entryway systems such as grills or grates to prevent occupant-borne contaminants from entering the building. Install high-level filtration systems in air handling units processing both return air and outside supply air. Ensure that air handling units can accommodate required filter sizes and pressure drops.

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## **EQ Credit 6.1: Controllability of Systems: Lighting**

### **1 Point**

#### **Intent**

Provide a high level of lighting system control by individual occupants or by specific groups in multi-occupant spaces (i.e. classrooms or conference areas) to promote the productivity, comfort and well-being of building occupants.

#### **Requirements**

Provide individual lighting controls for 90% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences.

AND

Provide lighting system controllability for all shared multi-occupant spaces to enable lighting adjustment that meets group needs and preferences.

#### **Potential Technologies & Strategies**

Design the building with occupant controls for lighting. Strategies to consider include lighting controls and task lighting. Integrate lighting systems controllability into the overall lighting design, providing ambient and task lighting while managing the overall energy use of the building.

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## EQ Credit 6.2: Controllability of Systems: Thermal Comfort

### 1 Point

#### Intent

Provide a high level of thermal comfort system control by individual occupants or by specific groups in multi-occupant spaces (i.e. classrooms or conference areas) to promote the productivity, comfort and well-being of building occupants.

#### Requirements

Provide individual comfort controls for 50% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. Operable windows can be used in lieu of comfort controls for occupants of areas that are 20 feet inside of and 10 feet to either side of the operable part of the window. The areas of operable window must meet the requirements of ASHRAE 62.1-2004 paragraph 5.1 Natural Ventilation.

AND

Provide comfort system controls for all shared multi-occupant spaces to enable adjustments to suit group needs and preferences.

Conditions for thermal comfort are described in ASHRAE Standard 55-2004 to include the primary factors of air temperature, radiant temperature, air speed and humidity. Comfort system control for the purposes of this credit is defined as the provision of control over at least one of these primary factors in the occupant's local environment.

#### Potential Technologies & Strategies

Design the building and systems with comfort controls to allow adjustments to suit individual needs or those of groups in shared spaces. ASHRAE Standard 55-2004 identifies the factors of thermal comfort and a process for developing comfort criteria for building spaces that suit the needs of the occupants involved in their daily activities. Control strategies can be developed to expand on the comfort criteria to allow adjustments to suit individual needs and preferences. These may involve system designs incorporating operable windows, hybrid systems integrating operable windows and mechanical systems, or mechanical systems alone. Individual adjustments may involve individual thermostat controls, local diffusers at floor, desk or overhead levels, or control of individual radiant panels, or other means integrated into the overall building, thermal comfort systems, and energy systems design. In addition, designers should evaluate the closely tied interactions between thermal comfort (as required by ASHRAE Standard 55-2004) and acceptable indoor air quality (as required by ASHRAE Standard 62.1-2004, whether natural or mechanical ventilation).



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## **EQ Credit 7.1: Thermal Comfort: Design**

### **1 Point**

#### **Intent**

Provide a comfortable thermal environment that supports the productivity and well-being of building occupants.

#### **Requirements**

Design HVAC systems and the building envelope to meet the requirements of ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy. Demonstrate design compliance in accordance with the Section 6.1.1 Documentation.

#### **Potential Technologies & Strategies**

Establish comfort criteria per ASHRAE Standard 55-2004 that support the desired quality and occupant satisfaction with building performance. Design building envelope and systems with the capability to deliver performance to the comfort criteria under expected environmental and use conditions. Evaluate air temperature, radiant temperature, air speed, and relative humidity in an integrated fashion and coordinate these criteria with EQ Prerequisite 1, EQ Credit 1, and EQ Credit 2.

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## **EQ Credit 7.2: Thermal Comfort: Verification**

### **1 Point**

#### **Intent**

Provide for the assessment of building thermal comfort over time.

#### **Requirements**

Agree to implement a thermal comfort survey of building occupants within a period of six to 18 months after occupancy. This survey should collect anonymous responses about thermal comfort in the building including an assessment of overall satisfaction with thermal performance and identification of thermal comfort-related problems. Agree to develop a plan for corrective action if the survey results indicate that more than 20% of occupants are dissatisfied with thermal comfort in the building. This plan should include measurement of relevant environmental variables in problem areas in accordance with ASHRAE Standard 55-2004.

#### **Potential Technologies & Strategies**

ASHRAE Standard 55-2004 provides guidance for establishing thermal comfort criteria and the documentation and validation of building performance to the criteria. While the standard is not intended for purposes of continuous monitoring and maintenance of the thermal environment, the principles expressed in the standard provide a basis for design of monitoring and corrective action systems.

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## EQ Credit 8.1: Daylight & Views: Daylight 75% of Spaces

### 1 Point

#### Intent

Provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building.

#### Requirements

##### OPTION 1 — CALCULATION

Achieve a minimum glazing factor of 2% in a minimum of 75% of all regularly occupied areas. The glazing factor is calculated as follows:

Glazing Factor	=	$\frac{\text{Window Area [SF]}}{\text{Floor Area [SF]}}$	x	Window Geometry Factor	x	$\frac{\text{Actual Tvis}}{\text{Minimum Tvis}}$	x	Window Height Factor
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OR

##### OPTION 2 — SIMULATION

Demonstrate, through computer simulation, that a minimum daylight illumination level of 25 footcandles has been achieved in a minimum of 75% of all regularly occupied areas. Modeling must demonstrate 25 horizontal footcandles under clear sky conditions, at noon, on the equinox, at 30 inches above the floor.

OR

##### OPTION 3 — MEASUREMENT

Demonstrate, through records of indoor light measurements, that a minimum daylight illumination level of 25 footcandles has been achieved in at least 75% of all regularly occupied areas. Measurements must be taken on a 10-foot grid for all occupied spaces and must be recorded on building floor plans.

In all cases, only the square footage associated with the portions of rooms or spaces meeting the minimum illumination requirements can be applied towards the 75% of total area calculation required to qualify for this credit.

In all cases, provide daylight redirection and/or glare control devices to avoid high-contrast situations that could impede visual tasks. Exceptions for areas where tasks would be hindered by the use of daylight will be considered on their merits.

#### Potential Technologies & Strategies

Design the building to maximize interior daylighting. Strategies to consider include building orientation, shallow floor plates, increased building perimeter, exterior and interior permanent shading devices, high performance glazing and automatic photocell-based controls. Predict daylight factors via manual calculations or model daylighting strategies with a physical or computer model to assess footcandle levels and daylight factors achieved.

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## EQ Credit 8.2: Daylight & Views: Views for 90% of Spaces

### 1 Point

#### Intent

Provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building.

#### Requirements

Achieve direct line of sight to the outdoor environment via vision glazing between 2'6" and 7'6" above finish floor for building occupants in 90% of all regularly occupied areas. Determine the area with direct line of sight by totaling the regularly occupied square footage that meets the following criteria:

- In plan view, the area is within sight lines drawn from perimeter vision glazing.
- In section view, a direct sight line can be drawn from the area to perimeter vision glazing.

Line of sight may be drawn through interior glazing. For private offices, the entire square footage of the office can be counted if 75% or more of the area has direct line of sight to perimeter vision glazing. For multi-occupant spaces, the actual square footage with direct line of sight to perimeter vision glazing is counted.

#### Potential Technologies & Strategies

Design the space to maximize daylighting and view opportunities. Strategies to consider include lower partition heights, interior shading devices, interior glazing, and automatic photocell-based controls.

# Innovation & Design Process

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## ID Credit 1–1.4: Innovation in Design

### 1–4 Points

#### Intent

To provide design teams and projects the opportunity to be awarded points for exceptional performance above the requirements set by the LEED for New Construction Green Building Rating System and/or innovative performance in Green Building categories not specifically addressed by the LEED for New Construction Green Building Rating System.

#### Requirements

Credit 1.1 (1 point) In writing, identify the intent of the proposed innovation credit, the proposed requirement for compliance, the proposed submittals to demonstrate compliance, and the design approach (strategies) that might be used to meet the requirements.

Credit 1.2 (1 point) Same as Credit 1.1

Credit 1.3 (1 point) Same as Credit 1.1

Credit 1.4 (1 point) Same as Credit 1.1

#### Potential Technologies & Strategies

Substantially exceed a LEED for New Construction performance credit such as energy performance or water efficiency. Apply strategies or measures that demonstrate a comprehensive approach and quantifiable environment and/or health benefits.

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## **ID Credit 2: LEED Accredited Professional**

### **1 Point**

#### **Intent**

To support and encourage the design integration required by a LEED for New Construction green building project and to streamline the application and certification process.

#### **Requirements**

At least one principal participant of the project team shall be a LEED Accredited Professional (AP).

#### **Potential Technologies & Strategies**

Educate the project team members about green building design & construction and application of the LEED Rating System early in the life of the project. Consider assigning the LEED AP as a facilitator of an integrated design & construction process.