

SECTION 018113

SUSTAINABLE DESIGN REQUIREMENTS**PART 1 - GENERAL**

1.1 SUMMARY

1.1.1 Section Includes:

- 1.1.1.1 U.S. Green Building Council LEED Green Building Rating System Certification Requirements
- 1.1.1.2 Design Builder's Responsibilities.
- 1.1.1.3 Sustainable Design Rating Requirements.

1.1.2 Related Sections:

- 1.1.2.1 Section 01 31 19 – Project Meetings
- 1.1.2.2 Section 01 32 26 – Schedules and Reports
- 1.1.2.3 Section 01 33 00 – Submittal Procedures
- 1.1.2.4 Section 00 72 53 – General Conditions

1.2 REFERENCES

- 1.2.1 All web-page references, current as of the release of the Project Manual, are provided as a courtesy.
- 1.2.2 U. S. Green Building Council (USGBC), at: www.usgbc.org,
- 1.2.3 U.S. Department of Energy Sustainable Design Website: https://www.pnnl.gov/main/publications/external/technical_reports/PNNL-26638.pdf.
- 1.2.4 Biobased Industrial Products, qualified by the U.S. Department of Agriculture: <https://www.federalregister.gov/documents/2015/06/15/2015-14418/guidelines-for-designating-biobased-products-for-federal-procurement>.
- 1.2.5 Building Decarbonization Coalition, for clean energy technology and design resources: <https://www.buildingdecarb.org/>.
- 1.2.6 Comprehensive Procurement Guidelines, for products designated by the U.S. Environmental Protection Agency for purchase with recovered materials: <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.
- 1.2.7 Empower Procurement Product Evaluation Hub, for research funded by the California Energy Commission, targeted to advanced institutional procurement of energy efficiency, renewable distributed energy generation and energy storage products (collectively defined as distributed energy resource (DER) products): <https://empowerprocurement.com/product-evaluation-hub/>.

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1.2.8 Building for Environmental and Economic Sustainability (BEES), tool to weigh the environmental and economic performance of building products and materials: <http://www.bfrl.nist.gov/oae/bees.html>.

1.2.9 Green Spec, directory of environmentally preferable construction products and materials organized by the CSI MasterFormat: <http://www.greenspec.com>.

1.3 U. S. GREEN BUILDING COUNCIL LEED RATING SYSTEM CERTIFICATION

1.3.1 Sustainable Design Certification: The U.S. Green Building Council (USGBC) certifies projects for sustainable design, based upon certain specific requirements and criteria. The Design Builder shall use the most recent version of the rating system available, unless expressly authorized by the County to use an alternative rating system version.

1.4 DESIGN BUILDER’S RESPONSIBILITIES

1.4.1 Building Rating: Obtain a minimum of LEED Building Design + Construction (BD+C) Silver certification from USGBC for the project on behalf of the County.

1.4.2 California Building Standards Code: Whenever this specification section conflicts with any applicable statute, law, ordinance, code, rule, regulation or order, the higher standard shall govern. Whenever this specification section requires something which will violate such statutes, laws, ordinances, codes, rules, regulations or orders, then such statute, law, ordinance, code, rule, regulation or orders shall govern.

1.4.3 LEED™ Accredited Professional: Design Builder shall retain the services of a LEED™ Accredited Professional for the duration of the project as an integral part of Design Builder’s project team and coordinator of the LEED certification process. This person shall:

1.4.3.1 Have successfully passed USGBC’s accredited professional exam and have managed the LEED accreditation process for a project of similar size and value.

1.4.3.2 Complete Work necessary to receive the LEED BD+C Silver certification from USGBC for this project.

1.4.3.3 Schedule and administer monthly Green Building Certification meetings in accordance with section 01 31 19 (Project Meetings).

1.4.3.4 Provide management, coordination, and record keeping as required by USGBC. Prepare and submit all documents and affidavits on behalf of the County to USGBC in format acceptable to USGBC.

1.4.3.5 Successfully respond to any USGBC comments and requests for information to qualify for the minimum award level of LEED BD+C Silver certification.

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- 1.4.3.6 Be responsible for registering project with USGBC and paying all fees for registration and certification of the Work. Design Builder shall be responsible for all coordination and submittals with USGBC. Design Builder shall keep County apprised of all submittals and USGBC review status of the certification filing for the Work. Design Builder shall provide County with a scanned electronic copy of each Application for LEED BD+C Silver certification submitted to USGBC.
- 1.4.4 Storm Water: Comply with storm water management regulations and performance requirements as specified and as directed by Alameda County Public Works Agency and any other relevant Authority Having Jurisdiction, Clean Water Program.
- 1.5 SUSTAINABLE DESIGN – LEED BD+C BUILDING RATING REQUIREMENTS
- 1.5.1 Credit System: The Design Builder shall use the most recent version of the USGBC LEED BD+C rating system as approved by USGBC and the County. A minimum LEED Silver certification shall be obtained by the Design Builder for the Work.
- 1.5.2 California Building Code Required Credit Alignment: As part of achieving a minimum certification level of LEED BD+C Silver, the Design Builder must achieve the LEED rating system credits that are minimum requirements of the California Building Code. The Design Builder is responsible for determining the California Building Code required credits in the LEED rating system.
- 1.5.3 Required Credits: As part of achieving a minimum certification level of LEED BD+C Silver, the Design Builder must achieve the following rating system credits as defined in LEED BD+C rating system (most recent version).
- 1.5.3.1 Water Efficiency Credit, Outdoor Water Use. [Design Builder shall achieve 2 points wherever municipal water agency provides reclaimed water; Otherwise, achieve 1 point]
- 1.5.3.2 Water Efficiency Credit, Water Metering.
- 1.5.3.3 Energy & Atmosphere Credit, Optimize Energy Performance. [Design Builder shall achieve a minimum of 8 points out of a total of 18 for this credit.]
- 1.5.3.4 Materials & Resources Credit, Building Lifecycle Impact Reduction. [Design Builder shall achieve a minimum of 2 points out of a total of 4 for this credit.]
- 1.5.3.5 Materials & Resources Credit, Building Product Disclosure and Optimization – Environmental Product Declarations.
- 1.5.3.6 Energy & Atmosphere Credit, Enhanced Commissioning.
- 1.5.3.7 Materials and Resources Credit, Construction and Demolition Waste Management.
- 1.5.3.8 Innovation Credit, LEED™ Accredited Professional.

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- 1.5.4 Other USGBC LEED BD+C Credits: The Design Builder must fulfill additional other credits as selected by the Design Builder, in order to obtain a sufficient number of total credits for a minimum LEED BD+C Silver certification from USGBC.
- 1.5.5 Submittal to County: With each 50% and 100% Design Development and each 50% and 100% Construction Document submittal, Design Builder shall update Design Builder's Plan to Achieve Green Building Criteria/USGBC LEED BD+C certification including, updated LEED™ Project Checklists identifying which credits will be achieved. Design Builder shall keep County apprised of the anticipated number of LEED points within each credit category and compliance with all prerequisites for the Work by submitting a copy of the LEED™ Project Checklist showing the number of points in each LEED subcategory.
- 1.5.6 Design Builder shall submit to the County a draft copy of the certification application to USGBC for review and approval prior to submission. Design Builder shall submit a final copy of the certification application upon submission to USGBC.

PART 2 - PRODUCTS

Not used.

PART 3 - EXECUTION

Not used.

END OF SECTION

ATTACHMENT A: REQUIRED CREDITS FOR USGBC LEED BD+C (on following page)

PROJECT NAME

PROJECT # _____
MASTER CONTRACT ID # _____
