



# LEED-EB

## How to Interpret this Report

**Purpose** The Leadership in Energy and Environmental Design (LEED) Rating System was designed by the US Green Building Council to encourage and facilitate the development of more sustainable buildings.

**Environmental Categories** The report is organized into five environmental categories as defined by LEED including: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Enviro

**LEED Prerequisites** Prerequisites must be achieved. Non-compliant prerequisites must be resolved before a certification can be awarded.

**LEED Credits** The environmental categories are subdivided into the established LEED credits, which are based on desired performance goals within each category. An assessment of whether the credit is earned or denied is made and a narrative describes the basis for the assessment.

**Achieved** The applicant has provided the mandatory documentation which supports the achievements of the credit requirements, achieving the associated points. Currently the project has scored the adjacent points in this category.

47

**Denied** The applicant has applied for a point in a particular credit, but has misinterpreted the credit intent or cannot substantiate meeting the requirements. Currently the project has the adjacent points in this category.

1

**Rating** This Project has achieved enough points for Silver Rating.

**Official Scores** Official LEED v2 Scores: Certified: 32-39 Silver Rating: 40-47 Gold Rating: 48-63 Platinum Rating: 64+

| Earned | Denied |  | Possible Points            |
|--------|--------|--|----------------------------|
| 7      | 0      | Sustainable Sites  | 14                         |
| 0      | 0      | <b>Erosion &amp; Sedimentation Control</b>   | Prerequisite 1-Version 2.0 |
|        |        | <b>Application</b>   | 5/16/2008                  |
|        |        | Applicant has met the LEED-EB requirements and submitted the required documentation. Approved. |                            |
| 0      | 0      | <b>Age of Building</b>   | Prerequisite 2-Version 2.0 |
|        |        | <b>Application</b>   | 5/16/2008                  |
|        |        | Applicant has met the LEED-EB requirements and submitted the required documentation. Approved. |                            |
| 2      | 0      | <b>Plan for Green Site and Building Exterior Management</b>                                    | Credit 1.1-1.2-Version 2.0 |
|        |        | <b>Application</b>   | 5/16/2008                  |
|        |        | Applicant has met the LEED-EB requirements and submitted the required documentation. Approved. |                            |
| 0      | 0      | <b>High Development Density Building and Area</b>  | Credit 2-Version 2.0       |
| 1      | 0      | <b>Alternative Transportation: Public Transportation</b>                                       | Credit 3.1-Version 2.0     |
|        |        | <b>Application</b>   | 5/16/2008                  |
|        |        | Applicant has met the LEED-EB requirements and submitted the required documentation. Approved. |                            |

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**Alternative Transportation, Bicycle Storage & Changing Rooms** Credit 3.2-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting additional documentation regarding clarification of the number of building occupants used in the template and quarterly inspections over the performance period

Technical Advice: When determining the required number of bicycle storage units and showers in a campus setting, all of the occupants of all of the buildings that fall within the same quadrant as Faculty Offices East on the submitted campus map must be included in the template calculations. Please demonstrate that an adequate number of bike racks and showers has been provided for all building occupants in this quadrant of campus and adjust the template accordingly OR show that the building has assigned bike racks and showers within 200 yards and can meet the credit requirements as a single building in a non-campus setting.

Please provide records and results of quarterly inspections over the performance period to verify that the initially identified number of bicycle securing apparatus and shower/changing facilities continue to be available and that bicycle storage peak usage is being tracked on a quarterly basis.

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**Alternative Transportation, Alternative Fuel Vehicles**

Credit 3.3-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting additional documentation regarding the option being pursued.

Technical Advice: It is unclear from the supporting documentation which option is being pursued. If pursuing:

**OPTION A**

- 1) Please provide a site map highlighting all parking spaces designated to Faculty Offices East occupants. For single buildings in a campus setting without associated parking, parking spaces within centralized parking lots may be designated to the building. This parking should be within 1/4 mile of the building or served by a shuttle bus. Note that parking spaces used for this application cannot be used when applying for certification for other campus buildings. The parking spaces used must be allocated to the building in this application.
- 2) Please provide specifications and site drawings documenting that the alternative fuel refueling stations accommodate 3% or more of the total vehicle parking capacity.
- 3) Please verify the number of refueling stations. Three refueling stations are required for a parking capacity of 100 spaces.
- 4) Please provide records and results of quarterly inspections to verify that the initial alternative fueling capacity continues to be available.
- 5) Provide evidence that the program to promote use of alternative fuel vehicles is communicated to building occupants.

**OPTION B**

- 1) Provide proof of ownership or lease agreement of at least two years to prove that alternative fuel vehicles are being provided for 3% of building occupants.
- 2) Provide site drawings highlighting the preferred parking for these vehicles.
- 3) Provide evidence that the program to promote use of alternative fuel vehicles is communicated to building occupants.

**CAMPUS OPTION**

The LEED for Multiple Buildings and On-campus Application Guide (which can apply to LEED-EB) states the following requirements for single buildings in campus situations that have no associated parking:

**Requirements**

Where the campus has a central fleet operation or motor pool, at least 50% of the vehicles available must be alternative fuel vehicles. Bi-fuel vehicles must utilize the alternative fuel option. In the case of centralized parking, accommodations for alternative-fueled vehicles may be made at the central facilities, providing that those accommodations are credited cumulatively to each building's need based on the preceding criteria. The centralized parking must be within 1/4 mile of the building(s) or serviced by a campus shuttle.

**Submittals**

- 1) Provide proof of ownership of, or 2 year lease agreement for, alternative fuel vehicles.
- 2) Provide site drawings or parking plan highlighting preferred parking or alternative fuel vehicles.

0 0

**Alternative Transportation: Car Pooling & Telecommuting** Credit 3.4-Version 2.0

**Application** 5/16/2008

The LEED for Multiple Buildings and On-campus Application Guide (which can apply to LEED-EB) states the following requirements for single buildings in campus situations that have no associated parking:

When calculating the carpool space requirement on a campus where no parking is permitted within the specific project boundary, it is permissible to meet this credit by providing carpool spaces outside of the project boundary to serve 3% of building occupants. These spaces must not be counted toward other LEED projects. Signage restricting carpool parking only to this project's occupants is not necessary. The "preferred" parking requirement is satisfied if all parking spaces are within 1/4 mile of the building or a campus shuttle bus route serves more distant parking lots and structures.

Please verify that the four spaces closest to the building on the submitted document "Preferred Parking Locations" are designated to the project building and will not be used to meet the credit requirements for this credit in LEED applications for other buildings. If four other spaces have been designated to this building, please provide a map showing their location and documentation showing that they are within 1/4 mile of the building or are served by a shuttle bus.

2 0

**Reduced Site Disturbance: Protect or Restore Open Space** Credit 4.1-4.2-Version 2.0

**Application** 5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

1 0

**Stormwater Management: Rate and Quantity Reduction** Credit 5.1-5.2-Version 2.0

**Application** 5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

1 0

**Heat Island Reduction, Non-Roof Surfaces** Credit 6.1-Version 2.0

**Application** 5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

0 0

**Heat Island Reduction, Roof Surfaces** Credit 6.2-Version 2.0

|   |   |
|---|---|
| 0 | 0 |
|---|---|

**Light Pollution Reduction**

Credit 7-Version 2.0

|        |        |
|--------|--------|
| Earned | Denied |
| 1      | 0      |
| 0      | 0      |

|                  |                 |   |
|------------------|-----------------|---|
| Water Efficiency | Possible Points | 5 |
|------------------|-----------------|---|

**Minimum Water Efficiency**

Prerequisite 1-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting additional documentation.

Technical Advice: Please include on the template any kitchen area sinks that may be in the building or provide a statement that there are no kitchen sinks in Faculty Offices East.

NOTE: The review team feels the template is filled out completely, but the prerequisite isn't documenting. This is apparently a LEED-Online glitch, and does not require action from the applicant.

**Application**

8/25/2008

Applicant has met the LEED-EB requirements and has submitted the required documentation. Approved.

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| 0 | 0 |
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**Discharge Water Compliance**

Prerequisite 2-Version 2.0

**Application**

5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

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| 0 | 0 |
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**Water Efficient Landscaping**

Credit 1.1-1.2-Version 2.0

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**Innovative Wastewater Technologies**

Credit 2-Version 2.0

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| 1 | 0 |
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**Water Use Reduction**

Credit 3.1-3.2-Version 2.0

**Application**

5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

| Earned | Denied |  |                             |
|--------|--------|--|-----------------------------|
| 13     | 0      |  |                             |
| 0      | 0      | <b>Existing Building Commissioning</b>   | Prerequisite 1-Version 2.0  |
|        |        | <b>Application</b>   | 5/16/2008                   |
|        |        | This credit is pending awaiting additional documentation.  |                             |
|        |        | Technical Advice: Please address the building's lighting system in the commissioning process.      |                             |
|        |        | <b>Application</b>   | 8/25/2008                   |
|        |        | Applicant has met the LEED-EB requirements and has submitted the required documentation. Approved. |                             |
| 0      | 0      | <b>Minimum Energy Performance</b>  | Prerequisite 2-Version 2.0  |
|        |        | <b>Application</b>   | 5/16/2008                   |
|        |        | Applicant has met the LEED_EB requirements and submitted the required documentation. Approved.     |                             |
| 0      | 0      | <b>Ozone Protection</b>  | Prerequisite 3-Version 2.0  |
|        |        | <b>Application</b>   | 5/16/2008                   |
|        |        | Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.     |                             |
| 9      | 0      | <b>Optimize Energy Performance</b>   | Credit 1.1-1.10-Version 2.0 |
|        |        | <b>Application</b>   | 5/16/2008                   |
|        |        | Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.     |                             |
| 0      | 0      | <b>Onsite and Offsite Renewable Energy</b>   | Credit 2.1-2.4-Version 2.0  |

1 0

**Building Operation & Maintenance: Staff Education**

Credit 3.1-Version 2.0

**Application**

5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

1 0

**Building Operation & Maintenance: Building Systems Maintenance**

Credit 3.2-Version 2.0

**Application**

5/16/2008

Applicant has met the LEED\_EB requirements and submitted the required documentation. Approved.

0 0

**Building Operation & Maintenance: Building Systems Monitoring**

Credit 3.3-Version 2.0

1 0

**Additional Ozone Protection**

Credit 4-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting additional documentation regarding leakage rates.

Technical Advice: Please provide documentation of the last time refrigerant was added to any of the units within the building and calculations to demonstrate the leakage rate of those units. For guidance with these calculations, please refer to the CIR ruling for LEED-EB dated 5/27/2008. If no refrigerant has been added to any of the units during the life of each unit, please provide documentation that the units are checked for any leakage on a regular basis.

**Application**

8/25/2008

Applicant has met the LEED-EB requirements and has submitted the required documentation. Approved.

0 0

**Performance Measurement - Enhanced Metering**

Credit 5.1-5.3-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting meter data for at least four separate items.

Technical Advice: Meter data collected over the performance period for at least four separate items is required for this credit. Please provide meter data from the performance period for at least one additional item to earn a point.

0 0

**Performance Measurement - Emission Reduction Reporting**

Credit 5.4-Version 2.0



10/22/2008

Application Review

|   |   |
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| 1 | 0 |
|---|---|

**Documenting Sustainable Building Cost Impacts**

Credit 6-Version 2.0

**Application**

5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

|        |        |
|--------|--------|
| Earned | Denied |
| 14     | 0      |
| 0      | 0      |

|                       |                 |    |
|-----------------------|-----------------|----|
| Materials & Resources | Possible Points | 16 |
|-----------------------|-----------------|----|

**Source Reduction and Waste Management, Waste Stream Audit**

Prerequisite 1.1-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting additional documentation regarding occupant education.

Technical Advice: Please provide documentation showing how the recycling program is communicated to staff and visitors.

**Application**

8/25/2008

Applicant has met the LEED-EB requirements and has submitted the required documentation. Approved.

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| 0 | 0 |
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**Source Reduction and Waste Management, Storage & Collection**

Prerequisite 1.2-Version 2.0

**Application**

5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

0 0

**Toxic Material Source Reduction, Reduced Mercury in Light Bulbs** Prerequisite 2-Version 2.0

**Application** 5/16/2008

This credit is pending awaiting additional documentation regarding mercury content in milligrams and total lamps used in building.

TECHNICAL COMMENTS:

1. Please provide manufacturer documentation for the bulb types listed in the template showing mercury content in milligrams, design light output per bulb, and rated life per bulb.
2. Please verify these are the only mercury-containing light bulb types in building. The template should be revised if it does not currently reflect the whole-building purchasing plan. "Table 1: Mercury Calculation for a Light Bulb Purchasing Plan" is intended to assist with creating a purchasing plan for including all mercury containing light bulbs within your facility. It should include each bulb type present in the building whether it was purchased during the performance period or not. However, if the light bulb types currently in place in the building have a weighted average mercury content of more than 100 picograms per lumen hour, you should identify as many acceptable alternative bulb types as necessary to bring the average below 100 and enter those bulbs into the template instead. The template is meant to create a complete purchasing plan for your building going forward so that once you have used and replaced all the bulbs in the building with the bulbs types listed in the template, you will be compliant with the prerequisite. The bulbs purchased during the performance period need only be consistent with the plan, they do not individually have to be below 80 picograms/lumen hour. If the template does in fact contain all mercury-containing bulb types present in the building, please provide a statement to that effect.

**Application** 8/25/2008

Applicant has met the LEED-EB requirements and has submitted the required documentation. Approved.

2 0

**Construction, Demolition and Renovation Waste Management** Credit 1.1-1.2-Version 2.0

**Application** 5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

4 0

**Optimize Use of Alternative Materials** Credit 2.1-2.5-Version 2.0

**Application** 5/16/2008

This credit is pending awaiting additional documentation regarding sustainable purchases.

Technical Advice: Please provide manufacturer's documentation for each compliant purchase demonstrating how the credit requirements have been met.

**Application** 8/25/2008

Applicant has met the LEED-EB requirements and has submitted the required documentation. Approved.

10/22/2008

Application Review

2

0

**Optimize Use of IAQ Compliant Products**

Credit 3.1-3.2-Version 2.0

**Application**

5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

3

0

**Sustainable Cleaning Products and Materials**

Credit 4.1-4.3-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting manufacturer materials documenting compliance with the criteria listed.

TECHNICAL ADVICE: For each item listed that meets one of the sustainability criteria, please provide manufacturer documentation (or other documentation) stating that credit requirements have been met. A good example of what's required is the spec sheet for Buckeye Tenacity all purpose cleaner, which clearly displays the Green Seal logo. Please provide spec sheets that show the recycled content of the products listed as meeting criteria C, and spec sheets that show VOC content for products listed as meeting criteria B.

**Application**

8/25/2008

Applicant has met the LEED-EB requirements and has submitted the required documentation. Approved.

3

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**Occupant Recycling**

Credit 5.1-5.3-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting additional documentation.

Technical Advice: Please provide either hauler documentation for FOE only, or provide a narrative and/or calculations that demonstrate how the total waste produced for each type of waste listed on the template was determined.

**Application**

8/25/2008

Applicant has met the LEED-EB requirements and has submitted the required documentation. Approved.

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**Additional Toxic Material Source Reduction, Reduced Mercury in Light Bulbs**

Credit 6.1-6.2-Version 2.0

Earned  
6

Denied  
0

|                              |                 |    |
|------------------------------|-----------------|----|
| Indoor Environmental Quality | Possible Points | 22 |
|------------------------------|-----------------|----|

10/22/2008

Application Review

0 0

**Outside Air and Exhaust**

Prerequisite 1-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting additional documentation.

Technical Advice: Please determine the outside air ventilation rates required by ASHRAE 62.1-2004 and include these in the tables. For guidance, see the ASHRAE spreadsheet 62n-VRP.

Please provide the current supplied outside air ventilation rate for each breathing zone listed.

**Application**

8/25/2008

Applicant has met the LEED-EB requirements and has submitted the required documentation. Approved.

0 0

**Environmental Tobacco Smoke (ETS) Control**

Prerequisite 2-Version 2.0

**Application**

5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

0 0

**Asbestos Removal or Encapsulation**

Prerequisite 3-Version 2.0

**Application**

5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

0 0

**PCB Removal**

Prerequisite 4-Version 2.0

**Application**

5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

0 0

**Outdoor Air Delivery Monitoring**

Credit 1-Version 2.0

0 0

**Increased Ventilation**

Credit 2-Version 2.0

0 0

**Construction IAQ Management Plan**

Credit 3-Version 2.0

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**Documenting Productivity Impacts, Absenteeism and Healthcare Costs** Credit 4.1-Version 2.0

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**Documenting Productivity Impacts, Other Impacts** Credit 4.2-Version 2.0

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**Indoor Chemical and Pollutant Source Control, Non-Cleaning ? Reduce Particulates in Air Distribution** Credit 5.1-Version 2.0

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**Indoor Chemical and Pollutant Source Control, Non-Cleaning ? High Volume Copying** Credit 5.2-Version 2.0

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| 1 | 0 |
|---|---|

**Controllability of Systems, Lighting** Credit 6.1-Version 2.0

**Application** 5/16/2008

This credit is pending awaiting additional documentation regarding controllability of motion sensors.

Technical Advice: Please provide documentation that occupant users can manually control the light fixtures in the spaces listed in the template. If motion sensors do not have a manual on/off switch in addition to the sensor, all spaces controlled by these sensors do not meet the intent of the credit and cannot be included in the calculations on the template.

**Application** 8/25/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

|   |   |
|---|---|
| 1 | 0 |
|---|---|

**Controllability of Systems, Temperature and Ventilation** Credit 6.2-Version 2.0

**Application** 5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

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**Thermal Comfort, Compliance** Credit 7.1-Version 2.0

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**Thermal Comfort, Permanent Monitoring System** Credit 7.2-Version 2.0

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| 0 | 0 |
|---|---|

**Daylighting & Views: Daylighting** Credit 8.1-8.2-Version 2.0

10/22/2008

Application Review

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|---|---|
| 2 | 0 |
|---|---|

**Daylighting & Views: Views**

Credit 8.3-8.4-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting a space churn plan.

Technical Advice: Please provide a copy of the space churn plan and policy that specifies the goal of achieving and maintaining direct line of sight to vision glazing from 90% of all regularly occupied spaces.

**Application**

8/25/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

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**Contemporary IAQ Practice**

Credit 9-Version 2.0

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| 1 | 0 |
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**Green Cleaning, Entryway Systems**

Credit 10.1-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting additional documentation regarding the entryway systems.

Technical Advice:

Please submit a building plan with the written procedures for cleaning and maintaining entryway systems.

**Application**

8/25/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

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| 1 | 0 |
|---|---|

**Green Cleaning, Isolation of Janitorial Closets**

Credit 10.2-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting additional documentation regarding the janitorial closets in the building.

Technical Advice:

Please submit a building plan that shows all areas where janitorial closets are located where cleaning chemical storage, janitorial equipment storage, and/or water and cleaning chemical concentrate mixing occurs.

Please submit a copy of the cleaning chemical storage guidelines and policy adopted by the organization.

Please submit a written description of how the janitorial closets were used for cleaning chemical storage over the performance period.

**Application**

8/25/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

10/22/2008

Application Review

|   |   |
|---|---|
| 1 | 0 |
|---|---|

**Green Cleaning, Low Environmental Impact Cleaning Policy**

Credit 10.3-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting additional documentation.

Technical Advice: Please provide documentation/specifications on the chemical and cleaner dispensing and dilution equipment used.

Please provide documentation identifying the date and activities associated with floor maintenance.

Please provide documentation of cleaning worker training.

**Application**

8/25/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

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| 2 | 0 |
|---|---|

**Green Cleaning, Low Environmental Impact Pest Management Policy**

Credit 10.4-10.5-Version 2.0

**Application**

5/16/2008

Applicant has met the requirements and submitted the required documentation. Approved.

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| 0 | 0 |
|---|---|

**Green Cleaning, Low Environmental Impact Cleaning Equipment Policy**

Credit 10.6-Version 2.0

|        |        |
|--------|--------|
| Earned | Denied |
| 3      | 1      |
| 1      | 0      |

Innovation in Upgrades, Operations & Maintenance Possible Points 5

**Innovation in Upgrades, Operations & Maintenance**

Credit 1.1-Version 2.0

**Application**

5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

10/22/2008

Application Review

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1

**Innovation in Upgrades, Operations & Maintenance**

Credit 1.2-Version 2.0

**Application**

5/16/2008

This credit is pending awaiting clarification of related credits. Please see comments for credits SSc3.2 and SSc3.4.

**Application**

8/25/2008

In an NCv2.1 CIR dated 5/09/2003, it is stated that "An applicant will be awarded an innovation point for exemplary performance in alternative transportation by instituting a comprehensive transportation management plan (or program as described above), provided the project achieves three out of the four SS Credit 4 subcredits, AND is able to demonstrate that the requirements are met and all commitments are adequately and officially documented."

The EB credits that correspond to the NC SS credit 4 subcredits are the SS credit 3 subcredits. Because only one of the four SS credit 3 subcredits were earned, this innovation credit is denied.

1

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**Innovation in Upgrades, Operations & Maintenance**

Credit 1.3-Version 2.0

**Application**

5/16/2008

Applicant has met the LEED-EB requirements and submitted the required documentation. Approved.

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**Innovation in Upgrades, Operations & Maintenance**

Credit 1.4-Version 2.0

**Application**

5/16/2008

This credit submittal appears to be similar to the environmental benefits already covered by LEED-EB EAc1 or the outreach in the already approved educational innovation credit. Technical Advice: In order to earn this innovation credit, please quantify any environmental benefits that have resulted from the Green Campus Program that go beyond what is already covered by existing LEED-EB prerequisites and credits EAp2 and EAc1.

1

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**LEED? Accredited Professional**

Credit 2-Version 2.0

Earned  
0

Denied  
0

|                          |                   |
|--------------------------|-------------------|
| Administrative Inquiries | Possible Points 0 |
|--------------------------|-------------------|