# LEED for New Construction

## 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 and Atmosphere, Materials and Resources, Indoor Environm

**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** 35 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.

**Denied** 0 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.

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

**Official Scores** Official LEED v2 Scores: Certified: 26-32 Silver Rating: 33-38 Gold Rating: 39-51 Platinum Rating: 52+

| Earned | Denied | Sustainable Sites | Possible Points 14 |
|---|---|---|---|
| 9 | 0 | | |

| Earned | Denied | | |
|---|---|---|---|
| 0 | 0 | **Construction Activity Pollution Prevention** | Prerequisite 1-Version 2.2 |

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that the project's erosion and sedimentation control plan conforms to the 2003 EPA Construction General Permit, which outlines the provisions necessary to comply with Phase I and Phase II of the NPDES program. A narrative describing the implemented erosion and sedimentation control measures and a copy of the project's erosion and sedimentation control plan have been provided.

However, it is unclear if the plan includes the proper measures for the prevention of air pollution (dust and particulate matter).

TECHNICAL ADVICE:
Please provide a revised LEED Submittal Template that includes a detailed narrative describing the measures taken for the prevention of polluting the air with dust and particulate matter.

**Construction Application** 10/18/2012

A narrative describing the dust control measures employed on the project site has been provided to address the issue outlined in the Preliminary Review. The documentation demonstrates prerequisite compliance.

| Earned | Denied | | |
|---|---|---|---|
| 1 | 0 | **Site Selection** | Credit 1-Version 2.2 |

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that the project site does not meet any of the prohibited criteria.

| Earned | Denied | | |
|---|---|---|---|
| 1 | 0 | **Development Density and Community Connectivity** | Credit 2-Version 2.2 |

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that the project site is located within a minimum of ten (10) community services and a minimum of one (1) residential district, with a minimum density of 10 units per acre. Additionally, a listing of the neighborhood services has been provided on the Template. The required site map showing the 0.5 mile radius and the locations of the community services and residential district has also been provided.

| Earned | Denied | | |
|---|---|---|---|
| 0 | 0 | **Brownfield Redevelopment** | Credit 3-Version 2.2 |

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|---|---|---|---|
| 1 | 0 | **Alternative Transportation: Public Transportation Access** | Credit 4.1-Version 2.2 |

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that the project is served by 3 bus lines within 0.25 miles of the project site. A scaled drawing showing the location of the transit stops has been provided.

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|---|---|---|---|
| 1 | 0 | **Alternative Transportation: Bicycle Storage and Changing Rooms** | Credit 4.2-Version 2.2 |

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that the project is non-residential. The Template states that bicycle storage facilities have been provided to serve 5% of all building users, measured at peak occupancy and shower facilities for 0.5% of the FTE building occupants. Plans have been provided showing the location of the shower/changing facilities and the bike storage facilities.

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|---|---|---|---|
| 0 | 0 | **Alternative Transportation: Low-Emitting and Fuel Efficient Vehicles** | Credit 4.3-Version 2.2 |

| | | | |
|---|---|---|---|
| 1 | 0 | **Alternative Transportation: Parking Capacity** | Credit 4.4-Version 2.2 |

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that no new parking has been added to the site.

| | | | |
|---|---|---|---|
| 0 | 0 | **Site Development: Protect or Restore Habitat** | Credit 5.1-Version 2.2 |

| | | | |
|---|---|---|---|
| 0 | 0 | **Site Development: Maximize Open Space** | Credit 5.2-Version 2.2 |

| | | | |
|---|---|---|---|
| 1 | 0 | **Stormwater Management: Quantity Control** | Credit 6.1-Version 2.2 |

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that the project has implemented a stormwater management plan that results in no net increase (rate and quantity) in runoff from calculated pre-project conditions, for 1 and 2 year hour peak discharge. However, the means of stormwater quantity control has not been provided to demonstrate compliance with the requirements of this credit.

TECHNICAL ADVICE: Please provide a narrative describing the means of stormwater quantity control, demonstrating that the rate and quantity of stormwater runoff generated from the post-development site does not exceed pre-development conditions for a 1 and 2 year, 24 hour peak discharge.

**Design Application Review** 3/23/2009

The team has provided a revised LEED Submittal Template with a narrative and supplemental Hydrology Study describing the means of stormwater quantity control. The team has stated that calculations for the 1 year, 24

hour storm are not available, but has provided sufficient data to support their claim that there will be no increase in post-development stormwater discharge rate and quantity from the pre-development rate.

1 | 0

## Stormwater Management: Quality Control

Credit 6.2-Version 2.2

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that the project has implemented a stormwater management plan that promotes infiltration, and captures and treats the stormwater runoff from 90% of the average annual rainfall using acceptable BMPs. The Submittal Template indicates that a vegetated swale will treat 60% of the rainfall volume, and catch basin filter inserts will be treat 30% of the rainfall. However, it is unclear if stormwater treated by these two measures is in series or in parallel. Furthermore, from the narrative provided it is not clear whether the stated catch basin filter inserts are being claimed as permanent or temporary filtration devices.

TECHNICAL ADVICE:
Please provide additional documentation, such as a narrative or drawings, to clarify the sequence of stormwater treatment and the total percentage of annual rainfall being treated by the system.

**Design Application Review** 3/23/2009

The team has provided a revised LEED Submittal Template and a Hydrology Study clarifying that 90% of annual stormwater is treated in parallel by either structural or non-structural means.

1 | 0

## Heat Island Effect: Non-Roof

Credit 7.1-Version 2.2

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that 100% of the site hardscape has been paved with highly reflective materials or has been paved with open grid pavement (decomposed granite). The calculations provided in the template indicate that of the 4,953 square feet of total site hardscape, 4,953 square feet (100%) have been paved with non-colored concrete or have been paved with open grid pavement. A site plan showing the extents of the paved and decomposed granite areas has been provided.

1 | 0

## Heat Island Effect: Roof

Credit 7.2-Version 2.2

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that the roofing materials used on the project have a minimum SRI value of 95 for 100% of the roof surface. A roof plan and TPO cut sheet have been provided in support of this credit.

It is noted that the project has not provided a listing of the metal roofing material (1095 square feet indicated on the roof plan) and the SRI value for this material in the template table. A description of the material has been provided in the optional narrative section, stating that 75% of the roof area meets the required SRI value for low-sloped roofs. For future submittals, ensure that the template table is completed with the required data on each roofing material and that the calculations provide the correct percentage of compliant roofing. As the compliant roofing percentage meets credit requirements, credit compliance has not been affected.

| 0 | 0 | **Light Pollution Reduction** | Credit 8-Version 2.2 |
|---|---|---|---|

| Earned | Denied | | |
|---|---|---|---|
| 3 | 0 | Water Efficiency | Possible Points 5 |
| 1 | 0 | **Water Efficient Landscaping** | Credit 1.1-1.2-Version 2.2 |

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that the installed irrigation systems reduce potable water consumption by 54.4% from a calculated baseline case. A narrative has been included stating that the project uses native and adaptive plants that do not require significant supplemental watering, an automated irrigation system, and low volume field adjusted spray heads. Calculations have also been provided to demonstrate water savings and note that a small area of the landscaped area required no irrigation.
Please note:
For future applications, the landscaped area must be the same in both design and baseline calculations.

| 0 | 0 | **Innovative Wastewater Technologies** | Credit 2-Version 2.2 |
|---|---|---|---|

| 2 | 0 | **Water Use Reduction** | Credit 3.1-3.2-Version 2.2 |
|---|---|---|---|

**Design Application** 12/4/2008

The LEED Submittal Template and water use calculations have been provided stating that the project has reduced potable water use by 32.7% from a calculated baseline design through the installation of dual flush toilets, low-flow urinals, and ultra-low-flow lavatory faucets.

| Earned | Denied | | |
|---|---|---|---|
| 6 | 0 | Energy and Atmosphere | Possible Points 17 |
| 0 | 0 | **Fundamental Commissioning of the Building Energy Systems** | Prerequisite 1-Version 2.2 |

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that the fundamental commissioning requirements have been completed. In addition, a narrative was provided describing the commissioned systems, as well as the results of the commissioning process and the Commissioning Plan.

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

## Minimum Energy Performance

Prerequisite 2-Version 2.2

**Design Application** 12/4/2008

The LEED Submittal Template has been provided verifying that the project complies with the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE 90.1-2004. The project team has used a computer simulation model under EAc1 to demonstrate credit compliance.

However, as EAc1 has been denied pending clarification, EAp2 is being denied pending the clarification of EAc1.

**Design Application Review** 3/23/2009

The LEED Submittal Template has been provided stating that the project complies with the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE 90.1-2004. (The team followed the California Title 24-2005 methodology). The Template denotes that the project is pursuing EA Credit 1 and has used a simulation model to confirm satisfaction of this prerequisite.

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

## Fundamental Refrigerant Management

Prerequisite 3-Version 2.2

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that a phase-out plan for the discontinuation of CFC-based equipment is in place. A narrative for an alternative compliance path stating that the University is making a commitment to limit leakage of the R-500 refrigerant has been provided, along with a letter and analysis report.

The project team has stated that there is no phase out planned due to excessive cost of replacing the system. In accordance with the LEED Application Guide for Multiple Buildings and On-Campus Building Projects (AGMBC), an alternative compliance path for buildings connected to a central chilled water system requires a third party (as defined in the LEED-EB Reference Guide) audit showing that system replacement or conversion is not economically feasible. The definition of the required economic analysis is: the replacement of a chiller(s) will be considered to be not economically feasible if the simple payback of the replacement is greater than 10 years. The provided documentation demonstrates compliance with this alternative compliance path.

| 5 | 0 |
|---|---|

## Optimize Energy Performance

Credit 1-Version 2.2

**Design Application** 12/4/2008

The LEED Submittal Template and supporting documentation have been provided stating that the project has a Performance Rating of 24.9% using the California Title - 24 methodology. However, the information provided includes the following issues:

1) Baseline design input for primary HVAC system type incorrectly references ASHRAE Table G 3.1.1. rather than Title 24 requirements. According to Table N2 10 of the 2005 Nonresidential ACM Manual, the baseline HVAC system should be System 3-packaged VAV, Gas Boiler with Reheat. It is not clear if the energy model was run in Compliance Mode.
2) Fan supply volume for the Baseline model is not provided in Table 1.4.
3) Fan power for the Baseline model does not appear to be calculated per Title 24 requirements.
4) An insufficient Baseline description is provided for chiller parameters.
5) Conditioned area totals provided differ in Template table 1.2 and PERF-1 from the ASHRAE ventilation rate table (provided for EQ credits).

6) Process loads for conference and restrooms are listed in Table 1.4, but process loads for offices and other spaces do not appear to be included in either model.

TECHNICAL ADVICE:
1) Please revise the Baseline HVAC system to conform to Title 24 requirements per the 2005 Nonresidential ACM Manual, Table N2 10. Please verify that the model was run in compliance mode.
2) Please provide the baseline fan volume.
3) Please revise the baseline fan power to comply with Section 2.5.3.5 of the Nonresidential ACM Manual.
4) Please provide baseline chiller parameters including capacity and efficiency. Please reference the Title-24 2005 Building Energy Efficiency Standards, Tables 112-A through 112-M for equipment efficiencies.
5) Please provide an explanation for differing conditioned area totals shown in the Template table 1.2 and PERF-1 document as compared with the ASHRAE ventilation rate table.
6) Please include process loads for all spaces in Table 1.4, and revise both the Proposed and Baseline models to include process loads for all spaces if necessary.

**Design Application Review** 3/23/2009

A revised LEED Submittal Template has been provided that has addressed points 1-6 above. DOE-2 reports, a revised ventilation rate table and PERF-1 form have also been provided. Conditioned area totals appearing on the LEED Template, the ASHRAE ventilation rate table and the PERF-1 form are now equivalent. A notation printed at the bottom of the provided ECON-1 form confirms that the energy model was run in compliance mode.

| 0 | 0 | **On-Site Renewable Energy** | Credit 2-Version 2.2 |
|---|---|---|---|

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that 3.8% of the project's energy cost is being offset by renewable site generated energy.

However, it is unclear how the renewable site generated energy was calculated, and while the table states that 3.8% of the annual energy will be provided by renewable energy, the template narrative states at least 2.5% and the referenced letter has not been provided.

TECHNICAL ADVICE:
Please provide a clarification narrative and further description of the installed renewable power generation equipment, including system capacity and performance characteristics. Also describe the methodology used to estimate the annual energy that will be generated by this system, and submit a certification letter acknowledging that the renewable energy from a central system will apply only to the submitted project and will not be applied to subsequent buildings for any future LEED certifications. Please refer to the LEED Application Guide for Multiple Buildings and On-Campus Building Projects (AGMBC) for additional guidance.

| 1 | 0 | **Enhanced Commissioning** | Credit 3-Version 2.2 |
|---|---|---|---|

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that the enhanced commissioning requirements have been completed. In addition, a narrative describing the enhanced commissioning processes that were employed

on the project has been provided.

It is noted that the party responsible for the documentation of this credit (Craig Johnson) is a staff member of the university. In accordance with the LEED Application Guide for Multiple Buildings and On-Campus Building Projects (AGMBC), an employee in the owner's organization, who is not responsible for the management or design of the project and who has the appropriate credentials, may serve as the "independent" commissioning authority.

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|---|---|---|---|
| 0 | 0 | **Enhanced Refrigerant Management** | Credit 4-Version 2.2 |
| 0 | 0 | **Measurement and Verification** | Credit 5-Version 2.2 |
| 0 | 0 | **Green Power** | Credit 6-Version 2.2 |

| Earned | Denied | | |
|---|---|---|---|
| 3 | 0 | Materials and Resources | Possible Points 13 |
| 0 | 0 | **Storage and Collection of Recyclables** | Prerequisite 1-Version 2.2 |

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that the project has provided appropriately sized dedicated areas for the collection and storage of recycling materials, including cardboard, paper, plastic, glass, and metals. Plans have been provided highlighting the location of recycling collection areas within the project.

| | | | |
|---|---|---|---|
| 0 | 0 | **Building Reuse** | Credit 1.1-1.2-Version 2.2 |
| 0 | 0 | **Building Reuse, Non-Structural** | Credit 1.3-Version 2.2 |
| 0 | 0 | **Construction Waste Management** | Credit 2-Version 2.2 |

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that the project has diverted 1,281 tons (82.23%) of on-site generated construction waste from landfill. Calculations have been provided to document the waste types and receiving agencies for the recycled materials.

However, there are materials in the calculation indicated as Mixed / Commingled construction waste collected by Miller Environmental, and the narrative indicates that the collection of the recycled materials that are individually listed was also mixed collection, later separated by Edco Waste and Recycling. Materials must be listed separately, by type, or project specific diversion rates of commingled debris must be provided.

TECHNICAL ADVICE:
Please provide a narrative and supporting documentation to confirm the breakdown of recycled materials or a project specific diversion rate. If the materials were weighed off-site, please include the weigh tickets or a narrative from the hauler or recycler. If the value of waste was calculated using the average annual recycling rate for a specific sorting facility, it is acceptable as long as the facility's method of recording and calculating the recycling rate is regulated by a local or state government authority, per LEED Interpretation 3000. In this case, please provide either documentation from the sorting facility with the project specific diversion rates or a letter from the state-regulated sorting facility with the average rate of recycling for that sorting facility. Ensure that the documentation confirms that the sorting facility is state regulated as required.

| | | | |
|---|---|---|---|
| 0 | 0 | **Resource Reuse** | Credit 3-Version 2.2 |
| 2 | 0 | **Recycled Content** | Credit 4-Version 2.2 |

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that 24.98% of the total building materials content, by value, have been manufactured using recycled materials.

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|---|---|---|---|
| 1 | 0 | **Regional Materials** | Credit 5-Version 2.2 |

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that 13.74% of the total building materials value includes building materials and/or products that have been extracted, harvested or recovered, as well as manufactured within 500 miles of the project site.

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|---|---|---|---|
| 0 | 0 | **Rapidly Renewable Materials** | Credit 6-Version 2.2 |
| 0 | 0 | **Certified Wood** | Credit 7-Version 2.2 |

| Earned | Denied | | |
|---|---|---|---|
| 9 | 0 | Indoor Environmental Quality | Possible Points 15 |

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

## Minimum IAQ Performance

Prerequisite 1-Version 2.2

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that the project complies with the minimum requirements of ASHRAE Standard 62.1-2004, Ventilation for Acceptable Indoor Air Quality, using the Ventilation Rate Procedure. Mechanical drawings have been provided that show the ventilation system. However, Ventilation Rate Procedure Calculations provided for EQc2 appear to show that one conference area and two meeting rooms do not receive outdoor air. Although it is noted that these spaces share occupancy with adjacent offices, per ASHRAE 62.1-2004 these areas are considered occupied and must receive fresh air ventilation to meet the requirements of the standard.

TECHNICAL ADVICE:
Please provide additional information to demonstrate that the intent has been met to provide sufficient outdoor air to all spaces, in compliance with ASHRAE 62.1-2004 requirements. Please also revise Ventilation Rate Procedure calculations to reflect the minimum requirement for outdoor air in all occupied spaces, including the conference and meeting rooms.

**Design Application Review** 3/23/2009

The project team has provided a revised Ventilation Rate Table that reflects sufficient levels of outdoor air for all occupied spaces, including the conference and meeting rooms.

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

## Environmental Tobacco Smoke (ETS) Control

Prerequisite 2-Version 2.2

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that smoking is prohibited inside buildings within the project and that designated smoking areas have been located at least 25 feet away from building openings and air intakes.

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

## Outdoor Air Delivery Monitoring

Credit 1-Version 2.2

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that carbon dioxide concentrations are monitored within all densely occupied spaces and that direct airflow measurement devices have been provided for each mechanical ventilation system serving non-densely occupied spaces. The Template further states that monitoring equipment has been configured to generate an alarm when conditions vary by 10% or more from the setpoint. A narrative has been provided stating that a CO2 sensor is installed in the return air duct of the AHU and has a setpoint offset of 35ppm.
However, the there are two issues with the monitoring strategy described:
1) Although a CO2 sensor is installed, it must be located within the breathing zone of densely occupied space to meet the credit requirements. Based on the documentation provided, the break room appears to be a densely occupied space.
2) No outdoor airflow measuring devices are claimed. To meet the credit requirements, these monitoring devices must be provided at the fresh air intake for all non-densely occupied spaces.

TECHNICAL ADVICE: Please provide additional information to demonstrate that appropriate monitoring devices have been provided in both densely and non-densely occupied spaces. Please include specific information to document the type and location of monitoring devices, as well as the zones served by each.

**Design Application Review** 3/23/2009

The project team has provided additional plans, a revised ventilation rate table and outdoor air measurement device specification sheet to demonstrate that appropriate monitoring devices have been provided in both densely and non-densely occupied spaces. The location of each monitoring device is shown on the plans provided.

1 | 0

## Increased Ventilation

Credit 2-Version 2.2

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that the project has increased breathing zone outdoor air ventilation rates to all occupied spaces by at least 30 percent above the minimum rates required by ASHRAE Standards 62.1-2004 as determined by EQp1. A narrative, mechanical plans, and calculations have been provided to describe the project's ventilation design. However, the Ventilation Rate Procedure Calculations appear to show that three occupied spaces (one conference area and two meeting rooms) do not receive outdoor air. Per the requirements of this credit, a 30% increase in outdoor air ventilation rates must be demonstrated for all occupied spaces.

TECHNICAL ADVICE:
Please provide additional information to demonstrate that the intent has been met to provide increased outdoor air rates to all occupied spaces, per ASHRAE 62.1-2004 requirements. Please revise the Ventilation Rate Procedure calculations to reflect the minimum requirements and supplied outdoor air rates for all occupied spaces, including the conference and meeting rooms.

**Design Application Review** 3/23/2009

A revised LEED Submittal Template and a revised Ventilation Rate Table have been provided indicating that supplied outdoor air rates for all occupied spaces, including the conference and meeting rooms, exceed ASHRAE 62.1-2004 standards by at least 31%.

1 | 0

## Construction IAQ Management Plan: During Construction

Credit 3.1-Version 2.2

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that the project developed and implemented a construction IAQ Management Plan that followed the referenced SMACNA Guidelines, and that permanently installed air handling equipment was not operated during construction. A copy of the project's IAQ Management Plan, a checklist and date-stamped photographs highlighting the implemented IAQ measures have been provided.

1 | 0

## Construction IAQ Management Plan: Before Occupancy

Credit 3.2-Version 2.2

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that the project has performed a flush-out prior to occupancy by supplying a total air volume of 14,000 cubic feet of outdoor air per square foot of floor area while maintaining an internal temperature of 60 degrees F and relative humidity of 60%. A narrative describing the project's pre-occupancy flush-out process has been provided as required, along with the IAQ Management Plan. The narrative includes data regarding the temperature, air flow, and duration of the flush-out.

1 | 0

## Low-Emitting Materials: Adhesives and Sealants

Credit 4.1-Version 2.2

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that all indoor adhesive and sealant products comply with the VOC limits of the referenced standards for this credit.

However, based on the scope of work, it is unclear whether all adhesives and sealants used on the inside of the weatherproofing system and applied on-site have been included in the table as stated. The following are common products included in this credit: flooring adhesives, subfloor adhesives, drywall and panel adhesives, wall-base adhesives, multipurpose construction adhesives, structural glazing and wood adhesives, substrate adhesives, adhesive and sealant primers, welding adhesives, contact adhesives, top and trim adhesives, architectural sealants, aerosol adhesives, and sheet applied rubber lining operations. See the South Coast Air Quality Management District (SCAQMD) South Coast Rule 1168 for the complete listing.

TECHNICAL ADVICE:
Please provide a comprehensive list of adhesives and sealants and/or a narrative confirming that these items were not used.

**Construction Application** 10/18/2012

The LEED Submittal Template has been revised to address the issue outlined in the Preliminary Review, and additional adhesives and sealants have been included. The added materials comply with the VOC limits of the referenced standards for this credit. The documentation demonstrates credit compliance.

It is also noted that an online search found that the additional materials listed actually have lower VOC levels than indicated in the template. This does not affect credit compliance. For future projects, please ensure that the template entries reflect actual manufacturer data.

1 | 0

## Low-Emitting Materials: Paints and Coatings

Credit 4.2-Version 2.2

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that all indoor paint and coating products comply with the VOC limits of the referenced Green Seal and SCAQMD standards. The template includes a list of the required product details.

1 | 0

## Low-Emitting Materials: Carpet Systems

Credit 4.3-Version 2.2

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that the installed carpet complies with the testing and product requirements of the CRI Green Label Plus Program, there are no installed carpet cushions, and all carpet adhesives comply with the requirements of EQc4.1 (Low-Emitting Materials-Adhesives and Sealants). The template includes a list of the required product details. Carpet adhesive is listed under EQc4.1.

0 | 0

## Low-Emitting Materials: Composite Wood and Agrifiber

Credit 4.4-Version 2.2

0 | 0

## Indoor Chemical and Pollutant Source Control

Credit 5-Version 2.2

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|---|---|---|---|
| 0 | 0 | **Controllability of Systems: Lighting** | Credit 6.1-Version 2.2 |
| 0 | 0 | **Controllability of Systems: Thermal Comfort** | Credit 6.2-Version 2.2 |
| 1 | 0 | **Thermal Comfort: Design** | Credit 7.1-Version 2.2 |

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that the HVAC systems and building envelope have been designed to meet the requirements of the ASHRAE Standard 55-2004. The project team has provided a narrative describing the method used to establish thermal comfort criteria for the project and how the systems address the design criteria. Data has also been provided regarding the specific seasonal temperature and humidity design criteria.

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| 1 | 0 | **Thermal Comfort: Verification** | Credit 7.2-Version 2.2 |

**Design Application** 12/4/2008

The LEED Submittal Template has been provided explaining a thermal comfort survey that will be distributed to building occupants within the first 6 to 18 months of occupancy. The narrative includes an appropriate corrective action plan if the survey results indicate that 20 percent or more of the building occupants are dissatisfied with thermal comfort based on the environmental variables outlined in ASHRAE 55-2004.

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|---|---|---|---|
| 0 | 0 | **Daylighting and Views: Daylight 75% of Spaces** | Credit 8.1-Version 2.2 |

**Design Application** 12/4/2008

The LEED Submittal Template has been provided stating that the project has achieved a minimum 2% glazing factor in 80.12% of all regularly occupied spaces. Glazing factor calculations have also been provided. However, the calculations and drawings indicate that all individual offices and meeting rooms have been excluded from the glazing factor calculations, yet no explanation has been provided to justify the exclusion of these spaces. Additionally, meeting rooms appear to be inconsistently included as regularly occupied space.

TECHNICAL ADVICE: Please provide a detailed narrative describing the reason for exclusion of the above listed regularly occupied spaces from the glazing factor calculations. Please revise calculations as needed, and confirm that spaces with similar occupancy patterns are consistently included or excluded.

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|---|---|---|---|
| 0 | 0 | **Daylighting and Views: Views for 90% of Spaces** | Credit 8.2-Version 2.2 |

| Earned | Denied | | |
|---|---|---|---|
| 5 | 0 | Innovation and Design Process | Possible Points 5 |

1 | 0 **Innovation in Design** Credit 1.1-Version 2.2

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that the project team has developed and implemented a green housekeeping program. Green cleaning is detailed in LEED-NC v2.1 IDc1.1 CIR ruling dated 4/8/2004 (LEED Interpretation 766). To receive an innovation point, the project team must demonstrate that a comprehensive green cleaning / housekeeping program is in place with clear performance goals including: a statement of purpose; custodial training; the contractual or procedural requirements for operations staff; a clear set of acceptable performance standards by which to measure products, progress, and achievement of goals; and documentation of the program's housekeeping and environmental cleaning solution specifications. The Outline and Green Cleaning Plan provided comply with the LEED Interpretation requirements.

1 | 0 **Innovation in Design** Credit 1.2-Version 2.2

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that the project team has developed and implemented a Transportation Management Plan (based on LEED Interpretation 532). In addition to a comprehensive plan (more two components), the project earn at least three SSc4 credits. The project must additionally provide official documentation for at a least a five-year commitment to the programs, documentation for the number of employees that are initially provided program information, and documentation of the policies/procedures that ensure the same service for new employees. A letter from the Assistant Director of UC San Diego Transportation Services has been provided covering these requirements, and the project has earned SSc4.1, SSc4.2, and SSc4.4 as required.

1 | 0 **Innovation in Design** Credit 1.3-Version 2.2

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that the project team has developed and implemented a Public Education program. This strategy is detailed in LEED-NC v2.1 IDc1.1 CIR ruling dated 9/24/2001 (LEED Interpretation 3115). The LEED Interpretation states that to take advantage of the educational value of the green building features of a project and to earn a LEED point, any approach should be actively instructional. Two of the following three elements must be included in the educational program: a comprehensive signage program; the development of a manual, guideline, or case study; and the development of an outreach program or guided tour. The documentation of the green/sustainable features website and comprehensive signage program comply with the LEED Interpretation requirements. A hard copy of the website content, signage location maps and signage design documentation have been provided.

1 | 0 **Innovation in Design** Credit 1.4-Version 2.2

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that the project team has developed and implemented a Glazed Screen Wall strategy. The project has stated the intent, proposed requirements, design approach, and strategy for achieving this credit. A document listing the performance criteria has been provided along with elevations, renderings and installation photographs. The function of the screen wall is threefold; 1. to allow air movement behind the first layer of glazing, thus reducing radiated and convected heat into the building itself 2. to serve as a method of external light control while allowing for views 3. to serve as a highly identifiable visual

assertion of the project's environmental responsiveness that enhances public awareness of the values of sustainable, resource-conserving design.

| 1 | 0 | **LEED Accredited Professional** | Credit 2-Version 2.2 |
|---|---|---|---|

**Construction Application** 4/27/2012

The LEED Submittal Template has been provided stating that a LEED AP has been a participant on the project development team. A copy of the LEED AP award certification for Jennifer Hawkins has been included as required.

| Earned | Denied | Administrative Inquiries | Possible Points 0 |
|---|---|---|---|
| 0 | 0 | | |