

## ACADIA GATEWAY LEED NC 2.2 LEED Credit Summary

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Yes ? No		LEED Intent and Requirements Summary	Standard
10 2 2		Sustainable Sites	Otandara
10 2 2		Custamusic Ottos	
Υ	D/C	SS Prereq 1: Construction Activity Pollution Prevention	
		Create and Erosion and Sedimentation Control Plan (ESC) for all construction activities according to the 2003 EPA Construction General Permit OR local erosion and sedimentation control standards and codes, whichever is more stringent. The plan shall prevent: 1. soil loss during construction by stormwater runoff 2. wind erosion including protecting topsoil by stockpiling for reuse 3. sedimentation of storm sewer/ receiving stream 4. polluting the air with dust/particulate matter.	2003 EPA Construction general permit OR Local erosion and sedimentation control standards and codes, whichever is more stringent
1	<b>D</b> /C	SS Credit 1: Site Selection	
		Do not develop buildings, hardscape, roads or parking areas on portions of sites that meet any one of the following criteria: • USDA Prime farmland • Previously undeveloped land whose elevation is lower than 5 feet above the elevation of the 100-year flood as defined by FEMA • land specifically identified as habitat for any species on Federal or State threatened or endangered lists • Within 100 feet of any wetlands • Previously undeveloped land that is within 50 feet of a water body • land which prior to acquisition for the project was public parkland	US Code of Federal Regulations (farmland and wetlands), FEMA (flood plain), Clean Water Act (water bodies)
1	<b>D</b> /C	SS Credit 2: Development Density & Community Connectivity	
		Option 1- Development Density - use a previously developed site with a minimum density of 60,000 square feet per acre net. OR Option 2- Community Connectivity - use a previously developed site within 1/2 mile of a residential zone/ neighborhood w/avg. density of 10 units per acre net AND within 1/2 mile of at least 10 basic services (bank, day care, cleaners etc) w/ pedestrian access from the building.	none
1	D/C	SS Credit 3: Brownfield Redevelopment	
		Reduce pressure on undeveloped land. Develop on a site documented as contaminated by means of ASTM E1903-97 Phase II Environmental Site Assessment or a local Voluntary Cleanup Program OR defined as a brownfield from state or federal agency	ASTM E1903-97 Phase II Environmental Site Assessment
1	<b>D</b> /C	SS Credit 4.1: Alternative Transportation, Public Transportation Access	
1	<b>D</b> /C	Public Transportation Access: Locate project within 1/2 mile of existing, planned, or funded commuter rail, light rail, or subway station OR within 1/4 mile of one or more stops for two or more public or campus bus lines  SS Credit 4.2: Alternative Transportation, Bicycle Storage & Changing Rooms	none
		For commercial or institutional buildings, provide secure bike storage for at least 5% of building users (peak period) AND shower and changing facilities for 0.5% of Full-Time Equivalent (FTE), all within 200 yards of the building entrance OR for residential buildings, covered bike storage for at least 15% of building occupants (no showers/changing).	none
1	<b>D</b> /C	SS Credit 4.3: Alternative Transportation, Low Emission and Fuel-Efficient Veh	icles
	DIO	Option 1: provide low-emitting and fuel-efficient vehicles for 3% FTE AND provide preferred parking OR Option 2: provide preferred parking for low-emitting and fuel-efficient vehicles for 5% of total parking capacity or Option 3: alternative-fuel refueling stations for 3% of the total parking capacity for the site.	none
1	<b>D</b> /C	SS Credit 4.4: Alternative Transportation, Parking Capacity	nono
		Option 1 (non-residential): size parking capacity to meet local zoning, AND provide preferred carpool parking for 5% of total parking spaces OR Option 2 (non-residential): if project provides parking for less that 5% FTE, provide preferred parking for carpool for 5% total parking spaces OR Option 3 (residential): size parking to meet local zoning, AND provide infrastructure for shared vehicle usage OR Option 4 (all): provide no new parking.	none
1	D/C	SS Credit 5.1: Site Development, Protect or Restore Habitat	
		Option 1: Greenfield Sites: limit all site disturbance to 40 ft beyond building perimeter, 10 - 25ft from other development (see reference guide). Option 2: Previously Degraded or Developed sites: protect 50% or more of the site area (excluding footprint) with native vegetation.	none

		LEED Intent and Requirements Summary	Standard
1	<b>D</b> /C	SS Credit 5.2: Site Development, Maximize Open Space	
		Option 1: Reduce the development footprint and/or provide vegetated open space to exceed the local zoning's open space requirement for the site by 25% OR Option 2: if no local zoning requirements exist provide open space area equal to the building footprint OR Option 3: where a zoning ordinance exists but none for open space, and the project is located in an urban area (SS c2) designate 20% of the project site area to open space. [for all 3 options, pedestrian oriented hardscape and vegetated roof areas can contribute if project is in a urban area].	none
1	<b>D</b> /C	SS Credit 6.1: Stormwater Design, Quantity Control	
		Quantity Control- Implement a stormwater management plan to either prevent post-development peak discharge rate/quantity from exceeding pre-develop peak rate/quantity for the 1 & 2-year 24hr design storms OR include stream channel protection strategy & quantity control strategies. If existing imperviousness is greater than 50%, develop a stormwater plan that results in 25% decrease from 2-year 24hr design storm.	none
1	<b>D</b> /C	SS Credit 6.2: Stormwater Design, Quality Control	
		Quality Control- Stormwater management plan must reduce impervious cover, promote infiltration, capture & treat runoff from 90% average annual rainfall using BMPs. BMPs must require removal of 80% post-development TSS, & be based on similar state/local requirements or in-field performance monitoring data.	Guidance Specifying Management Measures for Non-Point Pollution in Coastal Waters, 1993
1	D/C	SS Credit 7.1: Heat Island Effect, Non-Roof	
4	<b>D</b> /0	Option 1:Provide any combination of the following for 50% of hardscape: shade (within 5 years of occupancy), paving materials with a Solar Reflectance Index (SRI) of at least 29, &/or an open grid paving system OR Option 2: place at least 50% of parking under cover (roofs must have an SRI of at 29+).	none
1	<b>D</b> /C	SS Credit 7.2: Heat Island Effect, Roof	ACTM E4000 04 ACTM
		Option 1: For a minimum of 75% of the roof, use roofing materials w/an SRI >/= SR78 for Low-Sloped Roof(<= 2:12) and SR29 for Steep-Sloped Roof (> 2:12). Option 2: 50% "green" roof OR Option 3: High albedo+ "green" roof= (Area SRI roof/0.75) + (area green Roof/ 0.5)<=total roof area.	ASTM E1980-01, ASTM E408-71, ASTM E903-96, ASTM E1918-87, ASTM C1371-04, ASTM C1549-04
1	D/C	SS Credit 8: Light Pollution Reduction  Interior Lighting: The angle of max. candela from int. luminaries shall intersect	ASHRAE/IESNA 90.1-2004
		opaque building interior surfaces before exiting out windows OR non-emergency int. lights automatically off for non business hrs. w/ manual override for after hrs use AND Exterior Lighting: Only light areas for safety and comfort. Do not exceed 80% of the lighting power densities for ext. areas and 50% for building facades and landscape features (ASHRAE/IESNA Standard 90.1-2004, Exterior Lighting Section, without amendments) (reqs differ for zone classifications- see reference guide).	
4 1		Water Efficiency	
7 1			
1	D/C	WE Credit 1.1: Water Efficient Landscaping, Reduce by 50%	
1	<b>D</b> /C	Reduce potable water consumption for irrigation by 50% from a calculated mid- summer base-line case. Consider soil/climate analysis to determine appropriate plant material and design 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. Reductions apply to: plant species factor, irrigation efficiency, use of captured rainwater, use of recycled wastewater,	none
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		Reduce potable water consumption for irrigation by 50% from a calculated mid- summer base-line case. Consider soil/climate analysis to determine appropriate plant material and design 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. Reductions apply to: plant species factor, irrigation efficiency, use of captured rainwater, use of recycled wastewater,	ation
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Yes ? No		LEED Intent and Requirements Summary	Standard
9 3		Energy and Atmosphere	
Υ	D/C	EA Prereq 1: Fundamental Commissioning of the Building Energy Systems	
		Engage a commissioning team or agent to verify and ensure that fundamental building energy systems are designed, installed and calibrated to operate as intended through best practice commissioning procedures. The following systems must be commissioned; HVAC&R, lighting and daylighting controls, domestic hot water, and renewable energy systems.	none
Υ	<b>D</b> /C	EA Prereq 2: Minimum Energy Performance	
		Design the building to comply with the mandatory provisions of ASHRAE/IESNA Standard 90.1-2004 (without amendments) AND the prescriptive requirements or performance requirements (Section 11) of ASHRAE/IESNA Standard 90.1-2004 (without amendments).	ASHRAE/IESNA 90.1-2004
Υ	<b>D</b> /C	EA Prereq 3: Fundamental Refrigerant Management	
		Zero use of CFC-based refrigerants in new base building HVAC&R systems. Phase out CFCs in existing HVAC equipment.	none
7 1 2	<b>D</b> /C	EA Credit 1: Optimize Energy Performance	
		Demonstrate a 10.5%-42% improvement rating from baseline building performance to proposed building performance per ASHRAE/ IESNA Standard 90.1-2004 with a whole building project simulation. (1-10 pts based on 3.5% increments) (see the reference guide for two alternative compliance paths to this credit)	ASHRAE/IESNA 90.1-2004
1 2	D/C	EA Credit 2: On-Site Renewable Energy	
		Use on-site renewable energy systems to offset building energy cost. Use the building annual energy cost calculated in EA credit 1 or the DOE CBECS survey to establish electricity use. 2.5%=1pt., 7.5%=2pt., 12.5%=3pt.	ASHRAE/IESNA 90.1-2004
1	D/C	EA Credit 3: Enhanced Commissioning  Prior to the start of the Construction Documentation phase, designate an	
		independent (3rd party) CxA to: 1. Review design of owner's Owner Project Requirements (OPR) & Basis of Design (BOD) prior to mid-construction documents phase & 2. Review contractor's submittals for compliance with OPR, BOD. and 3. Review building operation within 10 months after substantial competion with O&M staff and occupants. Additionally, CxA or team member must 1.develop a systems manual on commissioned systems for future operating staff & 2.verify that requirements for training operating personnel & building occupants are completed.	
1	<b>D</b> /C	EA Credit 4: Enhanced Refrigerant Management	
		Do not use refrigerants OR select refrigerants & HVAC&R that minimize or eliminate emission of compounds that contribute to ozone depletion AND do not install fire suppression systems that contain ozone depleting compounds.	none
1	D/C	EA Credit 5: Measurement & Verification	
		Develop and implement a Measurement and Verification (M&V) plan covering no less than one year of post-construction occupancy. The plan shall be consistent with Option D (Calibrated Simulation) or Option B (Energy Conservation Measure Isolation) of IPMVP Volume III, April 2003.	IPMVP Volume III
1	D/C	EA Credit 6: Green Power	
		Provide at least 35% of electricity from renewable sources by engaging in minimum 2-year renewable energy contract.	Solutions' Green-e Product Certification Requirements
4 4 5		Materials and Resources	
Υ	<b>D</b> /C	MR Prereq 1: Storage & Collection of Recyclables	
		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.	none
1	D/C	MR Credit 1.1Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	
		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).	none
1	D/C	MR Credit 1.2: Building Reuse, Maintain 100% of Existing Walls, Floors & Roof	·
		Maintain an additional 20% of Existing Walls, Floors, and Roof (95% total, based on 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).	none

Yes	?	No		LEED Intent and Requirements Summary	Standard
		1	D/C	MR Credit 1.3: Building Reuse, Maintain 50% of Interior Non-Structural Elemen	ts
				Maintain 50% of Interior Non-Structural Elements. If the project includes an addition to an existing building double the s.f. of the existing building, this credit is n/a.	none
1			D/C	MR Credit 2.1: Construction Waste Management, Divert 50% from Disposal	
			1	Recycle and/or salvage at least 50% of non-hazardous construction and demolition debris.	none
1			D/ <b>C</b>	MR Credit 2.2: Construction Waste Management, Divert 75% from Disposal  Recycle and/or salvage an additional 25% beyond MR credit 2.1 (75% total).	none
			1	Recycle and/or sarvage an additional 25% beyond MR credit 2.1 (75% total).	none
		1	D/C	MR Credit 3.1: Materials Reuse, 5%	
			1	5% salvaged, refurbished or reused: 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 (excluding MEP components).	none
		1	D/C	MR Credit 3.2: Materials Reuse,10%	
			1	10% salvaged, refurbished or reused: Use salvaged, refurbished or reused materials for an additional 5% beyond MR credit 3.1 (10% total, based on cost) of building materials.	none
1			D/C	MR Credit 4.1: Recycled Content, 10% (post-consumer + ½ pre-consumer)	
			1	The sum of post-consumer recycled content + 1/2 of the pre-consumer content must constitute at least 10% (based on cost) of the total value of materials in the project. Recycled content: % of material recycled (by weight) X total cost of material. Acceptable components consistent with MR3.1.	International STD, ISO14021- 1999, Envt Labels and Declarations - Self Declared Envt Claims
	1		D/C	MR Credit 4.2: Recycled Content, 20% (post-consumer + ½ pre-consumer)	
				Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes and additional 10% beyond MR credit 4.1 (Total of 20%, based on cost) of the total value of the materials in the project.	International STD, ISO14021- 1999, Envt Labels and Declarations - Self Declared Envt Claims
1			D/C	MR Credit 5.1: Regional Materials, 10% Extracted, Process. & Manf. Regionally	,
			1	Use building materials that have been extracted, harvested or recovered, and manufactured, within 500 miles of the project site for a min. of 10% (based on cost) of the total materials value. If only a % of the material is extracted / harvested/ recovered and manufactured locally, then only that %(by weight) shall contribute to the regional value. Acceptable components consistent with MR3.1.	none
	1		D/C	MR Credit 5.2: Regional Materials, 20% Extracted, Process. & Manf. Regionally	· 
			1 .	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.	none
	1		D/C	MR Credit 6: Rapidly Renewable Materials	
			1	Use rapidly renewable materials (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.	none
	1		D/C	MR Credit 7: FSC Certified Wood	
				50% of wood-based materials and products need to be cert. in acc. with the Forest Stewardship Council's (FSC) Principles and Criteria. Included components: structural and gen. dimensional framing, flooring, sub-flooring, wood doors and finishes, etc. Furniture may be included, providing it is included consistently in MR Credits 3-7.	Forest Stewardship Council's Principles and Criteria
11	3	1		Indoor Environmental Quality	
Y			D/C	EQ Prereq 1: Minimum IAQ Performance	
				Meet sections 4 through 7 of ASHRAE 62.1-2004, Ventilation for Acceptable Indoor Air Quality. Mechanical ventilation designated using the Ventilation Rate Procedure or local code, whichever is more stringent. Naturally ventilated buildings: meet ASHRAE 62.1-2004, paragraph 5.1.	ASHRAE 62.1 -2004
Y			D/C	EQ Prereq 2: Environmental Tobacco Smoke (ETS) Control	
				Prevent exposure of building occupants & systems to Environmental Tobacco Smoke (ETS). Zero exposure of nonsmokers to ETS by prohibition of smoking in the building OR provide a designated smoking room designed to effectively contain, capture, & remove ETS from the building OR follow guidelines for minimizing ETS pathways between individual residential units.	ANSI/ASTM-E779-03, CA 2001 Energy Efficiency Standards for low-rise buildings

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1		<b>D</b> /C	EQ Credit 1: Outdoor Air Delivery Monitoring	
			Install permanent monitoring systems that provide feedback on ventilation system performance to ensure that ventilation systems maintain design minimum ventilation requirements. [For mechanically ventilated spaces use direct outdoor airflow measurement device. For naturally ventilated spaces install CO2 monitoring].	ASHRAE 62.1 - 2004
1		<b>D</b> /C	EQ Credit 2: Increased Ventilation	
			In mechanically ventilated spaces, breathing zone outdoor air ventilation rates at 30% above minimum required by ASHRAE 62.1-2004 [as determined in EQpre1]. Natural ventilation systems to meet recommendations of Carbon Trust "Good Practice Guide 237" [1998]. Prove natural ventilation via diagrams & calcs showing compliance with CIBSE App Manual 10:2005 OR a model showing compliance w/ASHRAE.	ASHRAE 62.1 - 2004, Carbon Trust Good Practice Guide 237, CIBSE App. Manual 10: 2005
1		D/C	EQ Credit 3.1: Construction IAQ Management Plan, During Construction	
			During construction meet or exceed the recommended Design Approaches of the Sheet Metal & Air Conditioning National Contractors Association (SMACNA) IAQ Guideline for Occupied Buildings under Construction, 1995 & Protect stored on-site or installed absorptive materials from moisture damage. If air handlers used during construction, filtration media with a MERV value of 8 must be used at each return air grill, as determined by ASHRAE 52.2-1999. All filtration media to be replaced immediately prior to occupancy.	SMACNA; ANSI/ASHRAE 52.1-1999
1		D/C	EQ Credit 3.2: Construction IAQ Management Plan, Before Occupancy	
			After construction ends install new filtration media and perform building flush-out where mechanical cooling is operated, OR if occupancy is desired prior to completion, flush-out daily before and after occupancy, and ventilate at increased rates during occupancy. OR conduct baseline IAQ testing, after construction ends using testing protocols from the United States Environmental Protection Agency "Compendium of Methods for the Determination of Air Pollutants in Indoor Air."	US EPA "Compendium of Methods for the Determination of Air Pollutants in Indoor Air"
1			EQ Credit 4.1: Low-Emitting Materials, Adhesives & Sealants	
			Adhesives & Sealants must meet or exceed the VOC limits of South Coast Air Quality Management District Rule #1168. Aerosol Adhesives must meet Green Seal Standard for Commercial Adhesives GS-36-Oct, 19 2000.	South Coast Air Quality Mgmt District Rule#1168, Green Seal Standard GS-36
1			EQ Credit 4.2: Low-Emitting Materials, Paints & Coatings	
			For architectural paints, coatings & primers (interior walls & ceilings) do not exceed VOC limits in Green Seal Standard GS-11. For Anti-corrosive & anti-rust paints (on interior ferrous metal substrates) do not exceed VOC limit of 250 g/L [ Green Seal GC-03]. Clear wood finishes, floor coatings, stains, & shellacs applied to interior elements: do not exceed VOC limits in SCAQMD Rule 1113.	Green Seal Standard GS-11 and GC-03
1			EQ Credit 4.3: Low-Emitting Materials, Flooring	
			All carpet installed shall meet the Carpet and Rug Institute's Green Label Plus req. All carpet cushion shall meet the Carpet and Rug Institute Green Label req. All carpet adhesive: VOC limit of 50 g/L.	Carpet and Rug Institute, Green Label Plus Testing Program
1			EQ Credit 4.4: Low-Emitting Materials, Composite Wood & Agrifiber Products	
			Composite wood & agrifiber products shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site & shop-applied composite wood & agrifiber assemblies shall contain no added urea-formaldehyde resins.	none
1		<b>D</b> /C	EQ Credit 5: Indoor Chemical & Pollutant Source Control	
			Employ a permanent entryway system (i.e., grills or grates) to capture dirt, particulate matter, etc. from entering the building at all high volume entryways, & where chemical use occurs exhaust each space to create negative pressure & deck-to-deck partitions w/ self-closing doors or hard lid ceiling. In mechanically ventilated buildings, MERV 13 filtration media prior to occupancy for both return & outside air to be delivered as supply air.	ANSI/ASHRAE 52.1-1999
1		<b>D</b> /C	EQ Credit 6.1: Controllability of Systems, Lighting	
			Lighting: Provide individual lighting controls for 90% (minimum) of the building occupants AND Provide lighting system controllability for all shared multi-occupant spaces.	none
1		<b>D</b> /C	EQ Credit 6.2: Controllability of Systems, Thermal Comfort	
	,		Provide individual comfort controls for 50% (minimum) of the building occupants. Operable windows can be used in lieu of comfort controls for areas 20 feet inside of and 10 feet to either side of the operable part of the window. The areas of operable windows must meet ASHRAE 62.1-2004 paragraph 5.1 Natural Ventilation. AND Provide comfort system controls for all shared multi-occupant spaces. Consult ASHRAE Standard 55-2004 to include the primary factors of air temperature, radiant temperature, air speed, and humidity.	ANSI/ASHRAE 62.1-2004, ANSI/ASHRAE 55-2004
1		<b>D</b> /C	EQ Credit 7.1: Thermal Comfort, Design	
			Design: Design HVAC systems and the building envelope to meet ASHRAE	ANSI/ASHRAE 55-2004

Yes	? 1	No		LEED Intent and Requirements Summary	Standard
		1	<b>D</b> /C	EQ Credit 7.2: Thermal Comfort, Verification	
				Agree to implement a thermal comfort survey with-in a period of six to 18 months after occupancy. If the survey results indicate more than 20% dissatisfaction agree to remediation.	ANSI/ASHRAE 55-2004
1			<b>D</b> /C	EQ Credit 8.1: Daylight & Views, Daylight 75% of Spaces	
				OPTION 1 - (calculation) Achieve a minimum glazing factor of 2% in a minimum of 75% of all regularly occupied areas. 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 - Daylight Measurement. Demonstrate through actual measurements that required footcandle levels have been met.	none
1			<b>D</b> /C	EQ Credit 8.2: Daylight & Views, Views for 90% of Spaces	
,	•	•		Provide drawings and a narrative highlighting direct line of sight zone. Include calculations demonstrating that 90% of these zones have direct lines of site to perimeter glazing.	none
4	1			Innovation and Design	
1			D/C	ID Credit 1.1: Innovation in Design	
				Green Cleaning?	
1			D/C	ID Credit 1.2: Innovation in Design	
	<u> </u>			Green Education?	
1			D/C	ID Credit 1.3: Innovation in Design	
				40% Water Use Reduction?	
	1		D/C	ID Credit 1.4: Innovation in Design	
		•		To be determined.	
1			<b>D</b> /C	LEED® Accredited Professional	
	•			LEED AP on project team.	
42	16	8			

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