



Environmental site assessment

SSp2 | Possible point

Glossary

Intent

To ensure that the site is assessed for environmental contamination and if contaminated, that the environmental contamination has been remediated to protect children's health.

Ensure that the site is assessed for environmental contamination and if contaminated, that the environmental contamination has been remediated to protect children's health.

To protect the health of vulnerable populations by ensuring that the site is assessed for environmental contamination and that any environmental contamination has been remediated.

To ensure that the site is assessed for environmental contamination and if contaminated, that the environmental contamination has been remediated to protect children's health.

To assess site conditions before design to evaluate sustainable options and inform related decisions about site design.

Requirements

Conduct a Phase I Environmental Site Assessment (as described in ASTM E1527-05) to determine whether environmental contamination exists at the site. If contamination is suspected conduct a Phase II Environmental Site Assessment (as described in ASTM E1903-97, 2002). Projects outside the U.S. may use a local equivalent to ASTM E1527-05 Phase I Environmental Site Assessment and ASTM E 1903-97 Phase II Environmental Site Assessment.

Schools sites that are contaminated by past use as a landfill are ineligible for LEED certification. If a site is otherwise contaminated, it must be remediated to meet local, state, or federal EPA region residential (unrestricted) standards, whichever is most stringent. Documentation from the authority (such as EPA's "Ready for Reuse" document) must be provided to prove that safe levels of contamination have been achieved. Because the remediation process leads to significant environmental benefit, 1 point in SS Credit 3: Brownfield Redevelopment can be achieved for successful documented remediation of the site.

Conduct a Phase I Environmental Site Assessment (as described in ASTM E1527-05) to determine if environmental contamination exists at the site. If contamination is suspected conduct a Phase II Environmental Site Assessment (as described in ASTM E1903-97 (2002)).

AND

Sites that are contaminated due to the past existence of a landfill on the site are prohibited. If the site is otherwise contaminated, then it must be remediated to meet local, state, or federal EPA region residential (unrestricted) standards whichever is most stringent. Documentation from the authority must be provided (such as EPA's "Ready for Reuse" document) to prove "safe" levels of contamination have been achieved. As the remediation process leads to significant environmental benefit, one point (in SS credit 3) will be given for successful documented remediation of the site.

Conduct a Phase I Environmental Site Assessment as described in ASTM E1527-05 (or a local equivalent) to determine whether environmental contamination exists at the site. If contamination is suspected, conduct a Phase II Environmental Site Assessment as described in ASTM E1903-11 (or a local equivalent).

If a site is contaminated, remediate the site to meet local, state, or national environmental protection agency region residential (unrestricted) standards, whichever are most stringent.

Conduct a Phase I Environmental Site Assessment (as described in ASTM E1527-05) to determine if environmental contamination exists at the site. If contamination is suspected, conduct a Phase II Environmental Site Assessment (as described in ASTM E1903-97, 2002). Projects outside the U.S. may use a local equivalent to ASTM E1527-05 Phase I Environmental Site Assessment and ASTM E 1903-97 Phase II Environmental Site Assessment.

AND

Sites that are contaminated due to the past existence of a landfill on the site are prohibited. If the site is otherwise contaminated, then it must be remediated to meet local, state or federal EPA region residential (unrestricted) standards, whichever is the most stringent. Documentation from the authority must be provided, such as EPA's Ready for Reuse document, to prove "safe" levels of contamination have been achieved. As the remediation process leads to significant environmental benefit, one point (in SS Credit 3, Brownfield Redevelopment) will be given for successful documented remediation of the site.

Complete and document a site survey or assessment¹ that includes the following information:

- *Topography.* Contour mapping, unique topographic features, slope stability risks.
- *Hydrology.* Flood hazard areas, delineated wetlands, lakes, streams, shorelines, rainwater collection and reuse opportunities, TR-55 initial water storage capacity of the site (or local equivalent for projects outside the U.S.).
- *Climate.* Solar exposure, heat island effect potential, seasonal sun angles, prevailing winds, monthly precipitation and temperature ranges.
- *Vegetation.* Primary vegetation types, greenfield area, significant tree mapping, threatened or endangered species, unique habitat, invasive plant species.
- *Soils.* Natural Resources Conservation Service soils delineation, U.S. Department of Agriculture prime farmland, healthy soils, previous development, disturbed soils (local equivalent standards may be used for projects outside the U.S.).
- *Human use.* Views, adjacent transportation infrastructure, adjacent properties, construction materials with existing recycle or reuse potential.
- *Human health effects.* Proximity of vulnerable populations, adjacent physical activity opportunities, proximity to major sources of air pollution.

The survey or assessment should demonstrate the relationships between the site features and topics listed above and how these features influenced the project design; give the reasons for not addressing any of those topics.

¹ Components adapted from the Sustainable Sites Initiative: Guidelines and Performance Benchmarks 2009, Prerequisite 2.1: Site Assessment.