

Tenant design and construction guidelines

SS9.2 | Possible point

Intent

To educate tenants about implementing sustainable design and construction features in their tenant improvement build-out.

Tenant design and construction guidelines benefit the Core & Shell certified project in 2 important ways: First, the guidelines will help tenants design and build sustainable interiors and adopt green building practices; second, the guidelines will help in coordinating LEED 2009 for Commercial Interiors and LEED 2009 for Core and Shell Development certifications.

Provide tenants with a descriptive tool that both educates and helps them implement sustainable design and construction features in their tenant improvement build-out.

Tenant Design and Construction Guidelines benefit the Core & Shell certified project for two important reasons: First, the Guidelines will help tenants design and build sustainable interiors and adopt green building practices; second, the Guidelines will help in coordinating LEED-CI and LEED for Core & Shell certifications.

To educate tenants in implementing sustainable design and construction features in their tenant improvement build-outs.

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Requirements

Publish an illustrated document that provides tenants with the following design and construction information:

- A description of the sustainable design and construction features incorporated in the core & shell project and the project's sustainability goals and objectives, including those for tenant spaces.
- Information on LEED for Commercial Interiors and how the core and shell building contributes to achieving these credits.
- Information that enables a tenant to coordinate space design and construction with the core and shell's building systems. Specific LEED 2009 for Commercial Interiors credits to be addressed when applicable include the following:
 - Water use reduction.
 - Optimize energy performance, lighting power.
 - Optimize energy performance, lighting controls.
 - Optimize energy performance, HVAC.
 - Energy use and metering.
 - Measurement and verification.
 - Ventilation and outdoor air delivery.
 - Construction indoor air quality management.
 - Indoor chemical and pollutant source control.
 - Controllability of systems.
 - Thermal comfort.
 - Daylighting and views.
 - Commissioning.
 - Elimination or control of environmental tobacco smoke.
- Recommendations, including examples, for sustainable strategies, products, materials, and services.

Publish an illustrated document that provides tenants with design and construction information that:

Provides a description of the sustainable design and construction features incorporated in the Core & Shell project and delineates the project intent with respect to sustainability goals and objectives including those for tenant spaces.

- Provides information that enables a tenant to coordinate their space design and construction with the core and shell's building systems. Specific building LEED for Core & Shell credits to be addressed when applicable include:
 - Water use reduction
 - Optimize energy performance, lighting power
 - Optimize energy performance, lighting controls
 - Optimize energy performance, HVAC
 - Energy use and metering
 - Measurement and verification
 - Ventilation and outdoor air delivery
 - Construction IAQ management
 - Indoor chemical and pollutant source control
 - Controllability of systems
 - Thermal comfort
 - Daylighting and views

- Commissioning
- The elimination or control of environmental tobacco smoke.
- Provides recommendations, including examples, of sustainable strategies, products, materials, and service suggestion;

Provides information LEED Green Building Rating System for Commercial Interiors (LEED-CI) and how the core and shell building contributes to achieving these credits.

Publish for tenants an illustrated document with the following content, as applicable:

- a description of the sustainable design and construction features incorporated in the core and shell project and the project's sustainability goals and objectives, including those for tenant spaces;
- recommendations, including examples, for sustainable strategies, products, materials, and services; and
- information that enables a tenant to coordinate space design and construction with the building systems when pursuing the following LEED v4 for Commercial Interiors prerequisites and credits:
 - WE Prerequisite: Indoor Water-Use Reduction
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 - EA Prerequisite: Minimum Energy Performance
 - EA Prerequisite: Fundamental Refrigerant Management
 - EA Credit: Optimize Energy Performance
 - EA Credit: Advanced Energy Metering
 - EA Credit: Renewable Energy Production
 - EA Credit: Enhanced Refrigerant Management
 - EQ Prerequisite: Minimum Indoor Air Quality Performance
 - EQ Credit: Construction Indoor Air Quality Management Plan
 - EQ Credit: Indoor Air Quality Assessment
 - EQ Credit: Enhanced Indoor Air Quality Strategies
 - EQ Credit: Interior Lighting
 - EQ Credit: Thermal Comfort
 - EQ Credit: Daylight
 - EQ Credit: Quality Views
 - EQ Prerequisite: Environmental Tobacco Smoke Control
 - EQ Credit: Low-Emitting Interiors
 - EQ Credit: Acoustic Performance
 - MR Prerequisite: Storage and Collection of Recyclables

Provide the guidelines to all tenants before signing the lease.

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- Information that enables a tenant to coordinate space design and construction with the core and shell's building systems. Specific LEED for Commercial Interiors credits to be addressed when applicable include the following:
 - Water use reduction
 - Optimize energy performance, lighting power
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 - Recommendations, including examples, for sustainable strategies, products, materials, and services