



| v2 - LEED 2.0

Site selection

SSc1 | Possible 3 points

Glossary

Intent

Encourage tenants to select buildings with best practices systems and employed green strategies.

Requirements

- Select a LEED Certified Building

OR

- Locate the tenant space in a building that has in place two or more of the following characteristics at time of submittal:

Option A. Brownfield Redevelopment: (½ point)

A building developed on a site that has been documented (by means of an ASTM E1903-97 Phase II Environmental Site Assessment)

OR

A building on a site that has been classified as a brownfield by a local, state or federal government agency. Effective remediation of site contamination must have been completed.

Option B. Stormwater Management: Rate and Quantity: (½ point)

A building that prior to its development had:

Less than or equal to 50% imperviousness and has implemented a stormwater management plan that equals or is less than the pre-developed 1.5 year, 24 hour rate and quantity discharge.

OR

If greater than 50% imperviousness, has implemented a stormwater management plan that reduced pre-developed 1.5 year, 24 hour rate and quantity discharge by 25% of the annual stormwater load falling on the site. (This is based on actual local rainfall unless the actual exceeds the 10-year annual average local rainfall—then use the 10-year annual average.) This mitigation can be through a variety of measures including perviousness of site, stormwater retention ponds, capture of rainwater for reuse or other measures.

Option C. Stormwater Management: Treatment: (½ point)

A building that has in place site stormwater treatment systems designed to remove 80% of the average annual site area total suspended solids (TSS) and 40% of the average annual site area total phosphorous (TP).

These values are based on the average annual loadings from all storms less than or equal to the 2-year/24-hour storm. The building must implement and maintain Best Management Practices (BMPs) outlined in Chapter 4, Part 2 (Urban Runoff), of the United States Environmental Protection Agency's Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters, January 1993 (Document No. EPA 840B92002) or the local government's BMP document, whichever is more stringent.

Option D. Heat Island Reduction, Non-Roof: (½ point)

A building that provides shade (or will have within 5 years of landscape installation) and/or uses light-colored/high-albedo materials with a Solar Reflectance Index (SRI) of at least 30, and/or open grid pavement, that individually or in total equals at least 30% of the site's non-roof impervious surfaces, which include parking areas, walkways, plazas, fire lanes, etc.,

OR

Has placed a minimum of 50% of parking spaces underground or covered by structured parking,

OR

Used an open-grid pavement system (less than 50% impervious) for 50% of the parking lot area.

Option E. Heat Island Reduction, Roof: (½ point)

A building with roofing having a Solar Reflectance Index (SRI) greater than or equal to the value in Table 1 for a minimum of 75% of the roof surface;

[INSERT TABLE HERE]

OR

A building that has installed a "green" (vegetated) roof for at least 50% of the roof area.

OR

A building having in combination high SRI roofs and vegetated roofs that satisfy the following area requirement:

Total Roof Area \leq [(Area of SRI Roof x 1.33) + (Area of vegetated roof x 2)]

Option F. Light Pollution Reduction: (½ point)

A building that meets or provides lower light levels and uniformity ratios than those recommended by the Illuminating Engineering Society of North America (IESNA) *Recommended Practice Manual: Lighting for Exterior Environments* (RP-33-99). The building must have designed the exterior lighting such that all exterior luminaires with more than 1,000 initial lamp lumens are shielded and all luminaires with more than

3,500 initial lamp lumens meet the Full Cutoff IESNA Classification. The maximum candela value of all interior lighting shall fall within the property. Any luminaire within a distance of 2.5 times its mounting height from the property boundary shall have shielding such that no light from that luminaire crosses the property boundary.

Option G. Water Efficient Irrigation: Reduced Potable Water Consumption: (½ point)

A building that employs high-efficiency irrigation technology, OR uses captured rain or recycled site water to reduce potable water consumption for irrigation by 50% over conventional means.

Option H. Water Efficient Irrigation: No Potable Use or No Irrigation: (½ point in addition to prior requirement)

A building that uses only captured rain or recycled site water to eliminate all potable water use for site irrigation (except for initial watering to establish plants), OR does not have permanent landscaping irrigation systems.

Option I. Innovative Wastewater Technologies: (½ point)

A building that reduces the use of municipally provided potable water for building sewage conveyance by a minimum of 50%, OR treats 100% of wastewater on-site to tertiary standards.

Option J. Water Use Reduction: 20% Reduction: (½ point)

A building that meets the 20% reduction in water use requirement for the entire building and has an ongoing plan to require future occupants to comply.

Option K. Onsite Renewable Energy: (up to 1 point)

A building that supplies at least 5% of the building's total energy use (expressed as a fraction of annual energy cost) through the use of on-site renewable energy systems.
[INSERT TABLE HERE]

Option L. Other Quantifiable Environmental Performance: (½ point)

A building that had in place at time of selection other quantifiable environmental performance, for which the requirements may be found in other LEED rating systems.