LEED BD+C: Healthcare | v4

Quality Views

Possible 2 points

Glossary

Intent

To give building occupants a connection to the natural outdoor environment by providing quality views.

Requirements

Achieve a direct line of sight to the outdoors via vision glazing for 75% of all regularly occupied floor area.
View glazing in the contributing area must provide a clear image of the exterior, not obstructed by frits, fibers, patterned glazing, or added tints that distort color balance.

Additionally, 75% of all regularly occupied floor area must have at least two of the following four kinds of views:

- multiple lines of sight to vision glazing in different directions at least 90 degrees apart;
- views that include at least two of the following: (1) flora, fauna, or sky; (2) movement; and (3) objects at least 25 feet from the exterior of the glazing;
- unobstructed views located within the distance of three times the head height of the vision glazing; and
- views with a view factor of 3 or greater, as defined in "Windows and Offices; A Study of Office Worker Performance and the Indoor Environment."

Include in the calculations any permanent interior obstructions. Movable furniture and partitions may be excluded.

Views into interior atria may be used to meet up to 30% of the required area.

For inpatient units (IPUs), meet the requirements above (1 point).

For other areas, configure the building floor plates such that the floor area within 15 feet (4.5 meters) of the perimeter exceeds the perimeter area requirement (Table 1), and meet the requirements above for the perimeter area (1 point).

Table 1. Minimum compliant perimeter area, by floor plate area

Floor plate area		Perimeter area	
(square feet)	(square meters)	(square feet)	(square meters)
Up to 15,000	Up to 1 400	7,348	682
20,000	1 800	8,785	816
25,000	2 300	10,087	937
30,000	2 800	11,292	1 049
35,000	3 300	12,425	1 154
40,000	3 700	13,500	1 254
45,000	4 200	14,528	1 349
50,000 and larger	4 600 and larger	15,516	1 441