



| v1 - LEED 1.0 pilot

Energy use, measurement & payment accountability

EAC3 | Possible 2 points

Glossary

Intent

Provide for the ongoing accountability and optimization of tenant energy and water consumption performance over time

Requirements

- CASE A: For those projects with an area that constitutes less than 75% of the total building area:
 - Install sub-metering equipment to measure and record energy uses within the tenant space. (1 point.)
 - Negotiate a lease where energy costs are paid by the tenant and not included in the base rent. (1 point)

OR

- CASE B: For those projects with an area that constitutes 75% or more of the total building area, install continuous metering equipment for the following end-uses: (2 points)
 - Lighting systems and controls
 - Constant and variable motor loads
 - Variable frequency drive (VFD) operation
 - Chiller efficiency at variable loads (kW/ton)
 - Cooling load
 - Air and water economizer and heat recovery cycles
 - Air distribution static pressures and ventilation air volumes
 - Boiler efficiencies
 - Building-related process energy systems and equipment
 - Indoor water riser and outdoor irrigation systems
- Develop and implement a Measurement & Verification (M&V) Plan consistent with Option D: Calibrated Simulation (Savings Estimation Method 2), or Option B: Energy Conservation Measure Isolation, as specified in the International Performance Measurement & Verification Protocol (IPMVP) Volume III: Concepts and Options for Determining Energy Savings in New Construction, April, 2003.
- The M&V period shall cover a period of no less than one year of post-construction occupancy.