

EQ CREDIT: QUALITY VIEWS

BD&C

1–2 points

This credit applies to

- New Construction (1 point)
- Core & Shell (1 point)
- Schools (1 point)
- Retail (1 point)
- Data Centers (1 point)
- Warehouses & Distribution Centers (1 point)
- Hospitality (1 point)
- Healthcare (2 points)

Intent

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

Requirements

NC, CS, SCHOOLS, RETAIL, DATA CENTERS, HOSPITALITY

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 by Heschong Mahone Group, "Windows and Offices; A Study of Office Worker Performance and the Indoor Environment."

Include in the calculations any permanent interior obstructions (e.g., lab hoods, fixed partitions, demountable opaque full- or partial-height partitions). Movable furniture and partitions may be excluded.

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

WAREHOUSES & DISTRIBUTION CENTERS

For the office portion of the building, meet the requirements above.

For the bulk storage, sorting, and distribution portions of the building, meet the requirements above for 25% of the regularly occupied floor area.

HEALTHCARE

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.

Table 1. Points for minimum compliant perimeter area, by floor plate area

Floor plate area (sf)	Perimeter area (sf) (1 point)
Up to 15,000	7,348
20,000	8,785
25,000	10,087
30,000	11,292
35,000	12,425
40,000	13,500
45,000	14,528
50,000 and larger	15,516