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LEED O+M: Multifamily | v4 - LEED v4

Environmental Tobacco Smoke Control

Required

1 result in**All** .

- Glossary

Intent

To prevent or minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to environmental tobacco smoke.

Requirements

Establishment

Prohibit smoking in the building.

Prohibit smoking outside the building except in designated smoking areas located at least 25 feet (7.5 meters) from all entries, outdoor air intakes, and operable windows. Also prohibit smoking outside the property line in spaces used for business purposes.

If the requirement to prohibit smoking within 25 feet (7.5 meters) cannot be implemented because of code, provide documentation of these regulations.

Signage must be posted within 10 feet (3 meters) of all building entrances indicating the no smoking policy.

Residential only

Option 1. No Smoking

Meet the requirements above.

OR

Option 2. Compartmentalization of Smoking Areas

Prohibit smoking in all common areas of the building. The prohibition must be communicated in building rental or lease agreements or condo or coop association covenants and restrictions. Make provisions for enforcement.

Prohibit smoking outside the building except in designated smoking areas located at least 25 feet (7.5 meters) from all entries, outdoor air intakes, and operable windows. The no-smoking policy also applies to spaces outside the property line used for business purposes.

If the requirement to prohibit smoking within 25 feet (7.5 meters) cannot be implemented because of code, provide documentation of these regulations.

Signage must be posted within 10 feet (3 meters) of all building entrances indicating the no-smoking policy.

Each unit must be compartmentalized to prevent excessive leakage between units:

- Weather-strip all exterior doors and operable windows in the residential units to minimize leakage from outdoors.
- Weather-strip all doors leading from residential units into common hallways.
- Minimize uncontrolled pathways for the transfer of smoke and other indoor air pollutants between residential units by sealing penetrations in the walls, ceilings, and floors and by sealing vertical chases (including utility chases, garbage chutes, mail drops, and elevator shafts) adjacent to the units.
- Demonstrate a maximum leakage of 0.50 cubic feet per minute per square foot (2.54 liters per second per square meter) at 50 Pa of enclosure (i.e., all surfaces enclosing the apartment, including exterior and party walls, floors, and ceilings) or establish a baseline for a future 30% improvement.

Performance

None.

Residential only

Demonstrate on a regular basis (at least once every five years) a maximum leakage of 0.50 cubic feet per minute per square foot (2.54 liters per second per square meter) at 50 Pa of enclosure (i.e., all surfaces enclosing the apartment, including exterior and party walls, floors, and ceilings).

Projects that do not meet the leakage requirement may demonstrate a 30% improvement over the most recent baseline. The current measurement establishes the new baseline.