

## ***Sustainable Building Policy***

### **Sustainable Building**

#### **Purpose**

The purpose of the Community College sustainable building policy is to preserve community trust by demonstrating a commitment to the respect of land, protection of the environment, provide economic opportunity, and demonstrate social stewardship, to yield cost savings to the taxpayers through reduced operating costs, provide healthy work environments for staff and students, and to contribute to the Community College's goals of protecting, conserving, and enhancing the region's environmental resources. In addition the community colleges will continue to show leadership in sustainable development so that it will make it easier for other institutions to follow.

#### **Definitions**

##### **Sustainable Building**

Sustainable building integrates building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction and operation of the built environment. Sustainable building merges sound, environmentally responsible practices into one discipline that looks at the environmental, economic and social effects of a building or built project as a whole. Sustainable design encompasses the following broad topics: efficient management of energy and water resources, management of material resources and waste, protection of environmental quality, protection of health and indoor environmental quality, reinforcement of natural systems, and integrating the design approach.

##### **Life Cycle Cost Analysis**

An inclusive approach to costing a program, facility, or group of facilities that encompasses planning, design, construction, operation and maintenance over the useful life of the facilities and finally any decommissioning or disassembly costs. Life Cycle Cost Analysis looks at the net present value of design options as investments. The goal is to achieve the highest, most cost-effective environmental performance possible over the life of the project.

##### **LEED Rating System**

LEED stands for Leadership in Energy and Environmental Design, and is a voluntary, consensus-based, market-driven green building rating system. It is based on existing, proven technology and evaluates environmental performance from a "whole building" perspective. LEED is a certifying system designed for rating new and existing commercial, institutional, and multi-family residential buildings. It contains prerequisites and credits in five categories: Sustainable Site Planning, Improving Energy Efficiency, Conserving Materials and Resources, Embracing Indoor Environmental Quality, and Safeguarding Water. There are four rating levels: Certified, Silver, Gold, and Platinum.

#### **Policy**

It shall be the policy of the Community Colleges to finance, plan, design, construct, manage, renovate, maintain, and decommission its facilities and buildings to be sustainable. This applies to new construction and major remodels in which the total project square footage meets the criteria given. The US Green Building Council's LEED (Leadership in Energy and Environmental

Design) rating system and accompanying Reference Guide shall be used as a design and measurement tool to determine what constitutes sustainable building by national standards. All facilities and buildings over 7,500 gross square feet of occupied space shall meet a minimum LEED Silver rating.

Design and project management teams are encouraged to meet higher LEED rating levels. A California Community College Award for achieving a higher rating will be awarded.

## **Energy Policy**

All new construction shall exceed the current California Title 24 chapter 6 energy requirements by 20%. For major renovation the buildings must exceed the current California Title 24 chapter 6 energy requirements by 10%.

## **Renewable Energy**

All new LEED buildings must be supplied by 50% of the total building energy consumption from renewable energy, with a minimum of 20% on site generation of renewable energy which includes photo – voltaic systems, wind turbines power, geothermal power. Other methods that are not renewable, but are considered “Green Sources” of power (less polluting than fossil fuel power plants), are micro-turbines, fuel cells, co-generation systems, and thermal storage systems ground source heat pumps. To supplement the renewable energy requirement green power may be purchased in the form of green certified renewable energy credits (rec’s)

## **Training**

The Community Colleges must take the opportunity of using the buildings as a teaching tool for sustainability. A sustainable curriculum will be developed with the ability of it being transferable to all the community colleges that express an interest. LEED training classes will be available to the users, staff, etc so they can be better informed on the benefits of Green Building.