

Policy for Integrated Facility Sustainability

August 19, 2008 Version

1. Purpose

The purpose of a Countywide Policy on Integrated Facility Sustainability (“Green Building” policy) is to demonstrate Arlington’s commitment to environmental, economic, and social stewardship, to reduce costs through energy and water efficiency, to provide healthy work environments for staff and visitors, and to contribute to the County’s goals of protecting, conserving, and enhancing the region’s environmental resources. Additionally, the County helps to set a community standard of sustainable building practices.

2. Organizations Affected

All County Departments and Agencies and their contractors responsible for financing, planning, designing, developing, constructing, managing, and decommissioning County owned and leased facilities and buildings.

3. Definitions

- a. LEED: LEED stands for Leadership in Energy and Environmental Design, and is a voluntary, consensus-based, market-driven green building rating system developed by the U. S. Green Building Council (USGBC). LEED is a point based system where projects earn LEED points for satisfying specific green building criteria. Within each of the six LEED credit categories, projects must satisfy particular prerequisites and earn points. The six categories include Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality and Innovation in Design (projects can earn ID points for green building innovations). The number of points the project earns determines the level of LEED Certification the project receives. LEED certification is available in four progressive levels: Certified, Silver, Gold and Platinum.
- b. Sustainable Buildings: Sustainable buildings incorporate a variety of practices, building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction and operation of the built environment. Sustainable buildings merge 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.

Sustainable buildings are optimally integrated on all parameters— initial affordability, timeliness of completion, net life-cycle cost, durability, functionality for programs and persons, health, safety, accessibility, aesthetic and urban design, maintainability, energy efficiency, and environmental sustainability. Failure on any one parameter invariably undermines other parameters of the building in question and of the system of buildings for which the County is responsible.

- c. 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.

4. Policy

- a. It shall be the policy of Arlington County to finance, plan, design, construct, manage, renovate, maintain, and decommission its facilities and buildings to be comprehensively sustainable. This applies to new construction and major renovation projects where the total project square footage meets the minimum criteria described below.
- b. The County will continue to use the most current version of the LEED green building rating system standards as developed by the USGBC.
- c. County buildings shall be funded for at least the level of LEED Silver Certification. In order to address the specific critical environmental issues in the region as outlined by the Metropolitan Washington Council of Government's regional green building policy adopted in 2008, four (4) LEED points selected from the following LEED credits focused on the following areas should be included: Energy Optimization, Heat Islands, Renewable Energy, Construction Waste Management, and/or Stormwater Management.
- d. Silver Certification may be foregone if professional analysis demonstrates that a reallocation of funding would substantively improve the over-all environmental performance of the building (for example, to meet project-specific energy performance standards), even at the loss of LEED points.
- e. County buildings shall be designed and built to meet Energy Star energy performance targets, or comparable targets where Energy Star benchmarking has not yet been established.
- f. Projects with residential components may use either LEED, EarthCraft Virginia, or Arlington's Green Home Choice rating systems to guide sustainable design and construction, as appropriate.

5. **Application of Policy to Different Construction Types: Exemptions and Appropriate LEED Standards**

- a. As a general principle, all County buildings and public facilities construction will strive to incorporate the highest environmental performance standards.
- b. For both construction and renovation, County owned buildings with less than 5,000 sq. ft GFA, buildings leased by the County with less than 8,000 sq. ft. GFA or an initial lease term 8 years or less, and buildings without climate-control systems are exempt from the requirements in Sections 4.c and 4.d, but will follow 5.a. Likewise, renovations that cost less than \$1 million are exempt from 4.c and 4.d, but will follow 5.a.
- c. Each County project will be evaluated on a case-by-case basis. Unless the County Manager makes a written finding that the application of this policy to a particular building is not in the County's best interest (for example, because of time urgency or lack of funding), all other County buildings will be constructed in accordance with this Policy, using the following LEED rating systems for various building types:
 - i. *New buildings owned by the County:* LEED for New Construction and Major Renovation (LEED-NC) Rating System.
 - ii. *Renovation of buildings owned by the County:* LEED for Existing Building (LEED-EB) Rating System, unless the County Manager or his designee judges that the LEED-NC or LEED for Commercial Interiors (LEED-CI) is more appropriate.
 - iii. *New buildings or space where the County is lessee:* LEED for Commercial Interiors (LEED-CI) Rating System for the County's leased space, unless the County's site plan process dictates a higher standard for the entire building. (This provision applies only to leased space greater than 8,000 sq. ft. and/or an initial lease term of at least 8 years.)
 - iv. *Renovation of buildings or space where the County is lessee:* LEED for Existing Building (LEED-EB) or LEED for Commercial Interiors (LEED-CI) Rating System for the County's leased space. (This provision applies only to leased space greater than 8,000 sq. ft and/or an initial lease term of at least 8 years)
 - v. *New buildings built by a County-private partnership or where County is lessor:* LEED for Core and Shell (LEED-CS) Rating System for the building's common core and shell, with the LEED for Commercial Interiors (LEED-CI) Rating System used for the County's usable interior space. (This provision applies only to leased space greater than 8,000 sq. ft. and/or an initial lease term of at least 8 years.) Private space built on County-owned land may use the LEED rating system appropriate for the specific project.

- vi. *Residential Facilities:* LEED applicability shall be evaluated on a case-by-case basis. Projects that include a residential component may use LEED, EarthCraft Virginia, or Arlington's Green Home Choice green building rating system, as appropriate.
- vii. *Higher Achievement:* Design and project management teams are encouraged to meet higher LEED rating levels where feasible.

6. Procedures and Responsibilities

The Directors of all County Departments whose responsibilities include planning, designing, constructing or renovating County-owned facilities shall be responsible for ensuring that facilities and buildings comply with this Policy.

7. Budgeting and Financing

All Arlington County buildings shall be funded at a level that ensures comprehensively sustainable buildings, as defined above. Environmental performance cannot be achieved at the cost of neglecting other key building performance parameters. Budget planning and life cycle cost analysis to justify attainment of a higher rating of LEED gold or platinum is encouraged. Agencies shall include in their calculations for maintenance costs for new or renovated buildings an adjustment in cost per square foot to support LEED standards.

8. Training

County staff must have LEED and energy management training appropriate for their level of involvement in the buildings.