

# *San Diego Community College District*

**Procedure**  
7800.1

November 6, 2003

## BUILDING POLICY AND MAJOR RENOVATION STANDARDS

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The Board of Trustees hereby supports a Green Building Policy and Major Renovation Standards to govern all projects which meet the minimum requirements specified herein.

### **NEW CONSTRUCTION**

Applicability: Must meet all of the following criteria

1. Building footprint is 7,500 square feet or greater; and
2. Constructed project is an occupied structure.

Performance Goals:

1. Formal – LEED<sup>TM</sup> (Leadership in Energy and Environmental Design) certification must be pursued as a goal with a minimum 26 points, which will result in a LEED<sup>TM</sup> certification rating. As a condition of certification, the building must be commissioned in accordance with the requirements stated in the LEED<sup>TM</sup> Green Building Rating System for New Construction and Major Renovations, Version 2.1 (Nov. 2002, Revised March 14, 2003).
2. Exceed Part 6 of Title 24 of the California Code of Regulations' energy efficiency standards by at least 10%.
3. 10% of the energy utilized by the project must be renewable with at least 5% of the total project's energy generated on site and the balance supplied by utility companies as green power.
4. Achieve at least 75% waste diversion of construction and demolition debris.

Methodology: New construction shall use all of the following:

1. **Life-cycle costing**, which incorporates initial design/build costs; operating costs (energy, water/sewage waste, recycling and other utilities); maintenance repair and replacement costs; and other environmental or social costs/benefits (impact on transportation, solid waste, water, energy infrastructure, worker and student productivity, outdoor air emissions, etc.) to evaluate the long-term

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investment value of design alternatives. Lowest design/build cost shall not be the sole or prevailing factor used to select a particular construction model.

2. **An integrated design approach**, so that buildings are designed as a whole system, rather than a collection of stand-alone components. In integrated design, the architects, mechanical and electrical engineers and interior designers become a project team. This encourages decisions that emphasize integration, efficiency and performance. The sustainable features should be included in the original design, within the prescribed budget when possible.
3. **Commissioning and Facility Performance Evaluations** to ensure that a building and its component systems meet the requirements of the occupants and conform to the design intent and the intent of this Policy.

## **MAJOR RENOVATION STANDARDS**

Applicability: Must meet all of the following criteria.

1. Project is an occupied structure.

Performance Goals:

1. Renovations of a building with a footprint greater than 7,500 square feet should pursue the formal LEED™ certification process and projects less than 7,500 square feet should use the applicable LEED™ guidelines as a design tool.
2. If more than 50% of the building envelope (exterior wall, window, door systems, and roof) is renovated, the project must exceed Title 24 by 10%.
3. Achieve at least 75% waste diversion of construction and demolition debris.
4. Indoor renovations must comply with the EPA (Environmental Protection Agency) Indoor Air Quality checklist for renovation and repairs of buildings; for example, products with non-VOC (volatile organic compounds), testing and removing lead based paint and asbestos, changing air handling unit filters after renovation.

## **UPDATES**

The U.S. Green Building Council continually updates its certification process and standards, and new standards for renovations are currently in development. Therefore, the District shall use the latest LEED™ standards and processes that are in effect at the time planning for a project begins.

## **PRECEDENCE**

Where other District policies may intersect with projects and processes covered herein the Green Building Policy and Major Renovation Standards shall prevail.

**SUPERSEDES:  
NEW PROCEDURE**