

Certification Summary

| 12 Points Required for Certification | | | | Yes | Maybe | No | Achieved | Additional Reference |
|--|--|------------------|----|-----|-------|----|----------|--|
| Site Planning | | Possible Points: | 15 | | | | | |
| Required | Construction Pollution Mitigation | | | | | | | |
| Required | Mobility Amenities | | | | | | | 2% of total parking dedicated to electric charging |
| Required | Sensitive Land Protection | | | | | | | |
| Credit 1 | Site Connectivity | 12345 | | | | | | Walk Score: 1 point for 50-59 score; 2 points for 60-69 score; 3 points for 70-79 score; 4 points for 80-89 score; 5 points for 90 - 100 score |
| Credit 2 | Impacted Site | 135 | | | | | | |
| Credit 5 | On-site Green Space | 1 | | | | | | |
| Credit 6 | Stormwater Management | 12 | | | | | | |
| Credit 7 | Shaded or High Albedo Paving | 1 | | | | | | |
| Credit 8 | Light Pollution Reduction | 1 | | | | | | |
| Water Conservation | | Possible Points: | 6 | | | | | |
| Required | Potable Water Use - 30% Reduction | | | | | | | |
| Credit 1 | Potable Water Use - 35% OR 40% Reduction | 24 | | | | | | 2 points for 35%; 4 points for 40% |
| Credit 4 | Site Irrigation, Zero Potable Water Use | 2 | | | | | | |
| Energy Efficiency and Renewable Power | | Possible Points: | 10 | | | | | |
| Required | Building Systems Commissioning | | | | | | | |
| Required | Energy Conservation, 30% | | | | | | | Over ASHRAE 90.1 (2013); 30% ASHRAE model or EnergyStar score of 80 |
| Required | On-Site Renewable Energy | | | | | | | 2% of predicted energy use |
| Required | Long Term Efficiency Verification | | | | | | | Must use Energy Star Portfolio Manager |
| Required | Air Sealing and Insulation | | | | | | | |
| Required | Smart Thermostats | | | | | | | Google Nest or equivalent models |
| Required | LED Parking Lot Lighting | | | | | | | |
| Credit 1 | Additional Reductions in Energy Use | 1-10 | | | | | | Beyond 30% ASHRAE model or EnergyStar score of |
| Sustainable Materials | | Possible Points: | 14 | | | | | |
| Required | Onsite Recycling | | | | | | | Dedicated areas for recycling dumpsters |
| Credit 1 | Building Reuse, Shell and Interior | 1-4 | | | | | | |
| Credit 2 | Construction Waste Management | 1-2 | | | | | | |
| Credit 4 | Recycled Content | 1-2 | | | | | | |
| Credit 5 | Local & Regional Materials | 1-2 | | | | | | |
| Credit 7 | Certified Wood | 1 | | | | | | |
| Credit 8 | LED Light Fixtures | 1-3 | | | | | | |
| Healthy Interiors | | Possible Points: | 0 | | | | | |
| Required | Building Ventilation | | | | | | | HVAC equipment must be tested & blanced |
| Required | Nonsmoking Building | | | | | | | ASHRAE 62.2 Residential Spaces; Bathrooms, range |
| Required | Interior Air Quality During Construction | | | | | | | Only residential units |
| Required | Low-Emitting Materials | | | | | | | Now includes low-emitting paints, coatings & adhesives, flooring materials, furniture & formaldehyde free composite wood |
| Innovation | | Possible Points: | 3 | | | | | |
| Prereq 1 | Education and Outreach | | | | | | | |
| Credit 2 | Innovation in Design | 1 | | | | | | |
| Credit 3 | Innovation in Design | 1 | | | | | | |
| Credit 4 | Innovation in Design | 1 | | | | | | |
| Total | | Possible Points: | 48 | | | | | |

Certification Documentation

Local Jurisdiction Approvals

| Team | Scheduled Event | Deliverables | Point |
|------|--------------------|--|-------|
| GC | Construction Start | The City of Charleston approval of SWP3 & ESC plans | SPr1 |
| GC | Design Review | SWP3 & ESC plan | SPr1 |
| PM | Design Review | Official confirmation of brownfield status | SPc2 |
| PM | Construction Start | Local jurisdiction approval of the gray water system | WCc2 |

Site Plan/Map (Permit Drawings)

| Team | Scheduled Event | Deliverable | Point |
|------|-----------------|---|-------|
| PM | Design Review | BMP locations | SPc6 |
| PM | Design Review | Filtering system locations | SPc6 |
| PM | Design Review | Electric vehicle parking spaces & bicycle racks | SPr2 |

| | | | |
|----|---------------|---|--------|
| PM | Design Review | 100ft from wetlands, water bodies & green spaces | SPr3 |
| PM | Design Review | Services & residential buildings within a 1/2 mile radius | SPc1 |
| PM | Design Review | Bus, trolley or water taxi access points | SPc3 |
| PM | Design Review | Electric vehicle charging station location & specs | SPc4 |
| PM | Design Review | Green space and green space area calculations | SPc5 |
| PM | Design Review | Tree shading/high albedo paving locations & area calcs | SPc7 |
| PM | Design Review | Indicate that no irrigation system shall be installed | WGC3 |
| EE | Design Review | Renewable energy system location & spec | EERPC2 |

Other Plans (Permit Drawings)

| Team | Scheduled Event | Deliverables | Point |
|------|-----------------|---|--------|
| EE | Design Review | Power: building automation system location & spec | EERPC4 |
| EE | Design Review | Power: Submetering system location & spec | EERPC5 |
| EE | Design Review | Lighting: Lighting controls & switching layouts | HIc4 |

Equipment Schedule: Manufacturers & Model Number (Permit Drawings)

| Team | Scheduled Event | Deliverables | Point |
|------|-----------------|--|--------|
| EE | Design Review | Exterior building and site lighting fixtures | SPc8 |
| ME | Design Review | Insulation | EERPr4 |
| MEP | Design Review | Lighting, HVAC, solar thermal & plumbing equipment | EERPcl |
| EE | Design Review | LED parking lot lighting fixtures | EERPC3 |
| EE | Design Review | Electrical panel load schedules | EERPC6 |
| EE | Design Review | LED interior & exterior lighting fixtures | SMc8 |
| ME | Design Review | HVAC equipment schedules | HIrl |

Equipment Cut Sheets (Bid Package)

| Team | Scheduled Event | Deliverables | Point |
|------|-----------------|--|--------|
| GC | Inspection | Electric vehicle charging station | SPc4 |
| GC | Inspection | Exterior building & site lighting fixtures | SPc8 |
| GC | Inspection | Lighting, HVAC, solar thermal & plumbing equipment | EERPcl |
| GC | Inspection | On-site renewable energy | EERPC2 |
| GC | Inspection | LED parking lot lighting fixture | EERPC3 |
| GC | Inspection | Building automation system | EERPC4 |
| GC | Inspection | Submetering system | EERPC5 |
| GC | Inspection | LED interior & exterior light fixtures | SMc8 |

New Forms

| Team | Scheduled Event | Deliverables | Point |
|------|------------------|---|--------|
| PM | Design Review | Application | N/A |
| PM | Design Review | Utility waiver form | EERPr3 |
| PM | Final Inspection | Renewable energy credit proof of purchase | EERPC6 |

New Reports/Calculations

* Submit item 1 week prior to scheduled event

** Submit item monthly = Document created by Green

lger tools

| Team | Scheduled Event | Deliverable | Point |
|-------|-------------------------|---|--------|
| GC | Construction Start ** | GB inspection status reports for ESC measures | SPrl |
| PM | Design Review | Brownfield remediation plan | SPc2 |
| CE | Construction Inspection | Stormwater calculations | SPc6 |
| CE | Construction Inspection | BMP quantitative analysis & narrative of TSS reduction | SPc6 |
| PM | Design Review | GB 30% water reduction calculations | WCrl |
| PM | Design Review | GB 35% OR 40% water reduction calculations | WCcl |
| GC | Design Review | GB 50% toilet water calcs & water reuse strategies | WGC2 |
| PM | Design Review | Landscape water use calcs & water reuse strategies | WCC3 |
| PM | Commissioning | Commissioning report due within 2 weeks | EERPr1 |
| PM | Final Inspection * | Updated commissioning report with issues resolved | EERPr1 |
| EE | Design Review | 30% energy reduction via prescriptive LPD calculations OR whole building energy modeling | EERPr2 |
| SI/GC | Air Sealing Inspection | Air sealing/insulation installation issues due in 1 week | EERPr4 |
| EE | Design Review | >30% energy reduction via prescriptive LPD calculations OR whole building energy modeling | EERPcl |
| PM | Final Inspection | Building policy & plan for on-site recycling | SMrl |
| GC | Design Review | Surface area building reuse calculations | SMcl |
| GC | Final Inspection | GB waste report, calculations & tickets | SMc2 |

| | | | |
|----|-------------------------|---|------|
| GC | Final Inspection* | GB material reuse report & cost calculations | SMc3 |
| GC | Final Inspection* | GB recycled content report & cost calculations | SMc4 |
| GC | Final Inspection* | GB local & regional materials report & cost calculations | SMc5 |
| GC | Final Inspection* | GB rapidly renewable materials report & cost calcs | SMc6 |
| GC | Final Inspection* | GB certified wood report & cost calculations | SMc7 |
| GC | Construction Start** | GB report of SMACNA measures | HIr3 |
| GC | Construction Inspection | GB report of paints/coatings/sealants/adhesives | HIr4 |
| ME | Design Review | Demonstrate compliance with ASHRAE 55-2004 & Section 6.1.1 AND/OR the Thermal Comfort Tool | HIr5 |
| GC | Design Review | GB low-emitting floor materials report | HIc1 |
| GC | Design Review | GB formaldehyde-free composite wood report | HIc2 |
| GC | Design Review | GB low-emitting furniture report | HIc3 |
| GC | Design Review | Footcandle computer simulation in daylight areas | HIc5 |
| GC | Final Inspection* | Light meter readings measured in the field | HIc5 |
| PM | Final Inspection* | Green cleaning policy/contract with cleaning services | HIc6 |

Process

- The Owner and Project Manager (PM) registers the project with the Sustainability Institute (SI)
- At 50-80% completed construction documents, the Project Team will review the design with SI to verify sustainable design elements as outlined in The Standard prior to submission for permitting.
- The General Contractor reports construction progress using Green Badger tracking software.
- SI performs on-site inspection to verify air sealing measures and Grade II or better insulation installation.
- SI performs additional site visits to monitor the progress of sustainable construction practices as outlined by The Reference Guide.
- The PM coordinates with SI to contract an independent 3rd party to commission the building systems and verify the design operating parameters.
- SI verifies the installation of the sustainable elements per the design plans and confirms that all of the issues identified in the commissioning report have been resolved.
- Upon satisfactory field verification and Green Badger review, SI issues RISES certification to project team!