

<b>Title: LEED</b>		<b>Index Number: 00004-08</b>
<b>Date of Adoption: 09/30/2008</b>	<b>Date of Revision:</b>	<b>Page 1 of 2</b>

**Purpose**

This policy is established to adopt the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System as a requirement for new construction and major renovations of Town of Blacksburg owned facilities.

**Directive**

**Applicability**

1. This policy shall apply to all new construction and major rehabilitations to existing town buildings whenever the gross occupied area of the building is equal to or greater than five thousand (5,000) square feet.
2. The policy shall require that all qualifying projects shall achieve LEED-NC Silver certification, or higher.

**Qualifications of Design Professionals**

1. Design and project management teams for all qualifying projects shall include a LEED accredited professional (LEED-AP) which is involved directly in the day-to-day management of the project.
2. Criteria for choosing designers, architects, construction managers, and consulting teams shall include demonstrated knowledge of sustainable building practices in their specific fields, and as applicable, a familiarity and experience with life cycle cost analysis (LCCA) and LEED Green Building Rating Systems.

**Performance Measurement & Verification**

1. Projects achieving LEED-NC certification under this policy shall include requirements for monitoring applicable equipment and systems to ensure they are installed properly and perform according to the design intent. This equipment performance monitoring shall be achieved by requiring enhanced building commissioning during the design, construction and initial operation period (10-months) by an independent commissioning authority.
2. Projects achieving LEED-NC certification under this policy shall include requirements for monitoring building energy performance for a period of no less than one year of post-construction occupancy. This energy performance monitoring shall be achieved through the development and implementation of a building energy Measurement & Verification (M&V) Plan.

**Procedure to Accomplish Directive**

All Requests for Proposals for professional A/E services for new construction and major building renovations greater than five-thousand (5,000) square feet in gross occupied area shall 1) include the requirement for the project to achieve LEED-NC certification rating at the Silver level; 2) include the requirement for the A/E to have a LEED-AP on their staff; 3) include qualifications and experience requirements for demonstrated knowledge of sustainable design practices; 4) include a requirement for enhanced building commissioning from design through the initial operation period; and 5) shall include a requirement for a building energy Measurement & Verification (M&V) Plan.

A team approach to design and construction shall be established to assure the development and implementation of an integrated building and site design that aligns with and enhances the sustainable building design ideals of each project. The team philosophy shall successfully combine the talents of the various team members to reach the common goals of the project. The Project Team shall be inclusive of all applicable building design, construction and operations staff who shall be directly involved in all aspects of the project from initial conception through occupancy.

Title: LEED		Index Number: 00004-08
Date of Adoption: 09/30/2008	Date of Revision:	Page 2 of 2

**Responsibility and Authority**

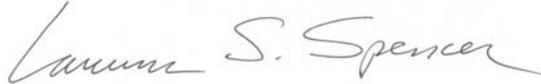
The Town Manager shall be responsible for the administration of this directive through the appointment of a Project Manager. The Project Manager shall be responsible for establishing the Project Team in accordance with the team approach and ensuring that all sustainable building project requirements are met in the execution of the project.

**Definitions**

The LEED Green Building Rating System refers to the most recent version of the LEED for New Construction and Major Renovations (LEED-NC).

**Exceptions**

The Blacksburg Town Council may make a determination that such certification is not in keeping with the use or purpose of the building or is otherwise inappropriate.

Approved as to Legal Sufficiency:  09/30/2008  
Town Attorney Date

Approved:  09/30/2008  
Town Manager Date