



GREEN BUILDING REQUIREMENTS FOR STATE CONSTRUCTION

- 1) All new state-funded building construction and major renovations of existing state-owned facilities are required to meet the current LEED-NC® standard or the most applicable standard in the LEED® family. All state-funded building construction and major renovation projects regardless of size will achieve the highest level of certification practicable within the project budget.
 - a) A major renovation is defined as a project with a construction budget that equals 40% or greater of the building's current replacement cost.
 - b) New buildings and major renovations less than 10,000 square feet will meet the highest LEED® standard practicable including mandatory CDB credits. Certification is not required.
 - c) New buildings and major renovations equal to or greater than 10,000 square feet scope must achieve LEED® Silver certification at a minimum including mandatory CDB credits. U.S. Green Building Council certification is required.
- 2) Exemptions to these guidelines can be requested for buildings that are not "comfort" conditioned as determined by CDB. However, the project design team will document and incorporate all appropriate sustainable building methods, strategies and technologies in the final design.
- 3) State agencies and the project design team may apply to CDB for a waiver from the requirements. Waivers will be granted by CDB or the appropriate agency when the applicant can demonstrate and document:
 - a) An unreasonable financial burden taking into account the operating and construction costs over the life of the building and total cost of ownership of the building
 - b) An unreasonable impediment to construction
 - c) The guidelines would impair the principal function of the building
 - d) The guidelines would compromise the historic nature of the structure
- 4) Documentation for the waiver submittal should include:
 - a) Life cycle cost analysis
 - b) Energy modeling
 - c) Other-Create form or checklist
- 5) The design team must provide documentation for the new project to confirm that LEED® standards in the design have been followed.