



Sustainable Building Policy

Version 8: May 25, 2015

College of the Atlantic

Campus Committee for Sustainability

For Vote at ACM, SP-15 Week 9

Approved by
ALL COLLEGE MEETING

Date 5/27/15

Ayes 35 Nays 0

Abstentions 0

Campus Committee for Sustainability (CCS) recognizes that any growth or new building construction could potentially put College of the Atlantic even further from its long-term environmental and climate commitments, including those towards energy and waste reduction. In order for COA to create a more holistically sustainable campus, it is imperative that the College adopt a policy for new building spaces that is consistent with its other sustainability commitments and initiatives.

The Sustainable Building Policy formalizes and codifies COA's commitment to sustainable design for all new building spaces on its campuses. This policy addresses a wide range of areas in sustainability, including energy use, discarded resource management, water use, and the selection of building materials, through outlining minimum standards that must be achieved through the design and operation of all new building spaces.

The standards stated in this policy are intended to inform Campus Planning and Building Committee (CPBC), the Buildings and Grounds Committee, and the College as they develop goals for future building projects and work with each project's architect and general contractor to ensure the sustainability of any new building space and documentation of efforts towards sustainability made during the design and construction process. These standards apply only to the design and long term operational life of the new building space, and not to the construction period. Separate standards for sustainable construction based on the Kathryn W. Davis Residence Village project have already been developed by CPBC. This policy does not replace the existing process for setting goals on new building spaces, but rather it supplements the process with standards that must continually be met for each new project.

In this policy, a "new building space" refers to any renovation or addition made to an existing building or to the construction of any new building or structure unless otherwise specified in this document. The standards stated in this policy apply to any new building space on any COA-owned property that will either have a heating, ventilation, or air-conditioning system, connection to electricity, access to water supply, and/or the capacity to generate discarded resources.

The implementation of these standards should maintain or increase the quality of life for those who utilize, occupy, and/or maintain the new building space.

Standards

1. Energy Use

- a. Passive solar potential must be evaluated when determining the design and orientation of a new building space.
- b. All heating systems installed in a new building space must be powered by carbon-neutral fuels.
- c. All electricity use within a new building space must be either offset directly with on-site renewable energy or with green purchased power & renewable energy certificates.
- d. Total energy use (heating & electricity) of new building spaces (excluding renovations) must meet or exceed 30% reduction of the most current ASHRAE building standards.
- e. Real-time energy use monitoring systems must be present for any new building space.
- f. Appropriate locations for the potential installation of clotheslines must be identified adjacent to any new residential building space.

2. Discarded Resource Recovery and Management

- a. New building spaces must incorporate a design that encourages zero-waste practices.
- b. Receptacles for recycling and reuse of materials, including organic material (compost), must be incorporated throughout the new building space.
- c. Isolated waste receptacles throughout the new building space must be minimized. Whenever possible, each waste receptacle must be accompanied by a full suite of recycling and reuse receptacles.
- d. Design of the new building space must facilitate the placement of easily accessible, clear, and consistent signage for all locations with discarded resource receptacles.
- e. All new building spaces (excluding renovations) must include infrastructure to enable easy handling and removal of discarded resources to appropriate processing locations. Renovations whenever possible should improve such existing infrastructure.
- f. Restroom facilities within new building spaces must incorporate human manure recycling systems such as composting toilets whenever possible.

3. Water Use

- a. New building spaces must incorporate design for greywater and non-toxic rainwater collection systems whenever possible.
- b. Water meters must be installed for all new building spaces to monitor hot and cold water use.
- c. All water fixtures installed in a new building space must conform to the most current EPA WaterSense specifications.

4. Building Materials

- a. Recycled, reused, and locally sourced/manufactured (within a 500 mile radius) materials, as well as certified rapidly renewable, sustainably-harvested, non-toxic, and low-emission building materials must be considered before the purchase and use of any new materials in the construction of a new building space.
- b. Life Cycle Assessments (LCAs) and/or documentation of sources and environmental and social impacts of building materials used in the construction of a new building space must be provided whenever possible.
- c. The use of high-embodied energy materials throughout the construction of a new building space must be avoided whenever possible.