Wesleyan University Building Sustainability Policy

The Green Building subcommittee falls under the auspices of the Facilities Planning Committee and Sustainability Advisory Group for Environmental Stewardship (SAGES). The committee is responsible for developing guidelines and operating procedures necessary for the implementation of the Green Building Policy.

Purpose

To demonstrate Wesleyan University's commitment to environmental, economic, and social sustainability, to reduce Wesleyan's carbon footprint, to yield cost savings through reduced operating costs, to provide healthy work environments for students, employees, and visitors, and to assess life cycle costs. Wesleyan seeks to provide leadership by setting a community standard of sustainable building. This policy is adopted in concert with the Purchasing Sustainability Guidelines and Energy Conservation Policy and is in support of university wide sustainability goals, including the University's Strategic Plan and the Sustainability Action Plan (SAP).

Policy

I. All projects

All projects, regardless of cost, should meet the following standards. Any exceptions must be approved in writing by the Senior Vice President and Chief Administrative Officer and Treasurer. All buildings should meet site requirements established in the Grounds Sustainability Policy. This plan will be amended to align with other sustainability policies as they are adopted.

Contract with contractors, sub-contractors, and outsourced services who are committed to sustainable building practices. When funding permits and when suitable for a given building, research and implement the best available technologies available to address improvements in regards to HVAC, envelope, labs, building controls, data centers, commissioning, water use, and materials and furnishings.

A. Energy Use and Performance

1. Purchase only appliances that are Energy Star qualified. Purchase other equipment with Energy Star certification and/or industry standard efficiency labeling where applicable, including laboratory and food service equipment.
2. When adding or replacing lighting, use light emitting diode (LED) bulbs and evaluate the use of lighting controls to meet programmatic needs while reducing lighting energy use.
3. Meet or exceed current code for components relating to HVAC, mechanical, electrical, and plumbing.
4. Meet or exceed current code for components relating to envelope, including windows and insulation of pipes, ducts, roofs, ceilings, and walls.
5. For Facilities projects, when adding or replacing equipment with high energy consumption, conduct a life cycle cost assessment (LCCA) analyzing the 20+ year impacts of the project on greenhouse gases, energy costs, and maintenance costs.

B. Water Use

1. When adding or replacing water figures, use only low-flow toilets (1.28 gpf or dual-flush), low-flow faucets, and low-flow showerhead aerators.

C. Materials and Furnishings

1. Meet or exceed current code for materials and furnishings, referencing the most current versions of the Proprietary Specifications and Standards, LEED "materials and resources" and "indoor environmental quality" sections, and Living Building Challenge blacklist. This includes:
    a. Low or no VOCs
    b. No formaldehyde content
    c. No chlorofluorocarbon- or halon-containing products
    d. No mercury or lead unless an alternative is not available.
    e. Only wood products meeting Forest Stewardship Council (FSC) certification.

2. Integrate moveable waste stations into building design. Use trash and recycling lids with restrictive openings ("Saturn" shape for recycling, square shape for trash, and triangle shape for compost) and accommodate space for proper signage. Connect trash/recycling/compost containers to maintain grouped stations. Do not provide trash or recycling bins in individual classrooms. Provide offices with recycling bins and a trash "mini-bin" or no trash can.

II. All New Construction

Design and construct referencing minimum criteria outlined in Sections I and II. Green purchasing and grounds concepts should be integrated into architectural designs, final construction documents, and the final construction of University buildings and renovation of facilities. Refer to the topic areas in Section V for a ranked list of project priorities.

A. Certification

All new construction shall be designed consistent with or exceeding the appropriate Leadership in Energy and Environmental Design (LEED) version 4 or higher Gold certification, as established by the United States Green Building Council. LEED rating systems include Building Design and Construction (BD+C), Interior Design and Construction (ID+C), Building Operations and Maintenance (O+M), and Homes. All new residential houses shall achieve Energy Star Certification. When possible, pursue one or more of the following advanced certifications:

1. Leadership in Energy and Environmental Design (LEED) Platinum Certification
2. Net Zero Energy Building (NZEB)
3. Passive House (PHIUS+ 2015) Certification
4. Living Building Challenge 3.1 Certification

B. Energy Use and Performance

1. Orient buildings for maximum energy efficiency, passive solar gain, and natural lighting.
2. Utilize energy modeling during the schematic design, design development, and construction phases to estimate energy demand and consumption impacts, as well as GHG emissions, from proposed design options and demonstrate, via energy modeling, a minimum 30% reduction below ASHRAE 90.1-2010.
3. Submeter buildings for electricity, steam, and chilled water.
4. Install solar, geothermal, or other renewable energies to offset as much building energy use as feasible to achieve carbon neutrality goals.

C. Water Use

1. Meter building water use.

D. Materials and Furnishings

1. Maximize post-consumer recycled content in purchased products.
2. Recycle or salvage at least 75% of non-hazardous construction and demolition material.

III. Major Renovations

Major renovations are defined as projects requiring 50% replacement of mechanical, electrical, and plumbing systems and/or replacement of over 50% of non-shell areas (interior walls, doors, floor coverings, and ceiling systems). Design and construct referencing minimum criteria outlined in Sections I and III. Green purchasing and grounds concepts should be integrated into architectural designs, final construction documents, and the final construction of University buildings and renovation of facilities. Refer to the topic areas in Section V for a ranked list of project priorities.

A. Certification

Renovations meeting the above thresholds shall be designed consistent with or exceeding the appropriate Leadership in Energy and Environmental Design (LEED) version 4 or higher Gold certification, as established by the United States Green Building Council. LEED rating systems include Building Design and Construction (BD+C), Interior Design and Construction (ID+C), Building Operations and Maintenance (O+M), and Homes. When possible, pursue one or more of the following advanced certifications:

1. Leadership in Energy and Environmental Design (LEED) Platinum Certification
2. Net Zero Energy Building (NZEB)
3. Passive House (PHIUS+ 2015) Certification
4. Living Building Challenge 3.1 Certification

B. Energy Use and Performance

1. Utilize energy modeling during the schematic design, design development, and construction phases to estimate energy demand and consumption impacts, as well as GHG emissions, from proposed design options and demonstrate, via energy modeling, a minimum 30% reduction below ASHRAE 90.1-2010.
2. Submeter buildings for electricity, steam, and chilled water.

C. Materials and Furnishings

1. Maximize post-consumer recycled content in purchased products.
2. Recycle or salvage at least 75% of non-hazardous construction and demolition material.

D. Water Use

1. Meter building water use.

IV. Minor Renovations and Existing Buildings

Minor renovations are defined as projects requiring less than 50% replacement of mechanical, electrical, and plumbing systems and/or replacement of less than 50% of non-shell areas (interior walls, doors, floor coverings, and ceiling systems). Design, renovate, and construct referencing minimum criteria outlined in section I. Refer to the topic areas in Section V for a ranked list of project priorities.

Applicability

All Wesleyan University departments, as well as contractors, subcontractors, and in-house trades shall adhere to the Building Sustainability Policy. All requests for projects must use the most recent version of the Project Request Form and be consistent with the University's Strategic Plan, which outlines priorities for academics, campus and student life, administrative, rental properties, and physical infrastructure. Requests must be submitted to the Facilities Planning Committee for review and approval.

Responsibility for Keeping Policy Current

Chair, Green Building Subcommittee

Distribution and Subsequent Revisions

Wesleyan University Employee WesPortal, Wesleyan Sustainability Website, Facilities Website

Record of Revisions

Date	Summary of Changes	Prepared by:	Reviewed by:	Approved by:
05/02/2017	Initial Draft	J. Kleindienst	Facilities Staff	N. Peters
02/06/2018	I.C.7 and V.C.3	J. Kleindienst	Facilities Staff	N. Peters
03/25/2019	Updated I and removed V	J. Kleindienst	Facilities Staff	A. Tanaka