

**Green Building Standards**  
**UC San Diego**  
**Adopted: August 1, 2007**

**Summary**

Given UC San Diego's vision to become a leader in climate change research and operations, this policy requires that all design, construction, operation, maintenance, renovation, and deconstruction of buildings owned by the campus comply with certain green building/sustainable and energy-efficient building standards.

**Background**

It is the policy of UC San Diego to encourage the design, construction, renovation/rehabilitation, operation and maintenance of buildings in such a manner as to:

- (A) Promote better environmental standards for the construction, rehabilitation, and maintenance of buildings it owns occupies and leases;
- (B) Improve energy efficiency and increase generation of energy through renewable and clean energy technologies;
- (C) Increase the standardized use of environmentally preferable building materials, finishes, and furnishings; for all owned buildings;
- (D) Improve the health and productivity of building occupants by meeting advanced criteria for indoor environmental quality;
- (E) Improve the environment by decreasing the discharge of pollutants from buildings;
- (F) Create University and public awareness of new technologies that can improve the quality of life for building occupants;
- (G) Meet the goals and objectives stated in UC's Policy on Sustainable Practices issued by President Dynes on March 22, 2007.
- (H) In order to facilitate the foregoing policies, the Chancellor hereby requires that any building be designed and constructed by or for the UC San Diego campus after the date of enactment of this Policy shall be designed, constructed and managed to comply with the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) equivalent Silver rating standards as set forth in Section 4 of this Act. Capital Improvement Projects that wish to exceed this level are encouraged, based on availability of funds. Building Advisory Committees shall have the ability to present concepts that exceed the Silver rating based on available funding and the consent of the primary user's cognizant Vice Chancellor.

- (I) Hospital and Clinical facilities shall follow these guidelines whenever possible and provide a report to the Chancellor or designee detailing conditions that prohibit them from doing so.

**Definitions**

- (A) “Green building” or “high-performance building” means a building that is designed to achieve integrated systems design and construction so as to significantly reduce or eliminate the negative impact of the built environment on the following:
  - (1) Site conservation and sustainable planning;
  - (2) Water conservation and efficiency;
  - (3) Energy efficiency and renewable energy;
  - (4) Conservation of materials and resources; and
  - (5) Indoor environmental quality and human health.
- (B) “LEED Green Building Rating System” means the Leadership in Energy and Environmental Design (LEED) Green Building Rating System developed and adopted by the United States (US) Green Building Council (USGBC), which measures and evaluates the energy and environmental performance of a building;
- (C) “LEED-EB” or “Green Building Rating System Version LEED-EB” means the most current Leadership in Energy and Environmental Design Green Building Rating System guidelines developed and adopted by the US Green Building Council for existing buildings;
- (D) “LEED-NC” or “LEED Green Building Rating System Version LEED-NC” means the most current Leadership in Energy and Environmental Design Green Building Rating System developed and adopted by the US Green Building Council for new buildings and major renovations;
- (E) “LEED certification equivalency” is US Green Building Council’s process which allows organizations to assess a facility using LEED certification criteria to determine its equivalent LEED rating.
- (F) “Life-cycle cost” means the cost of a building, as determined by the methodology identified in the National Institute of Standards and Technology’s special publication 544 and interagency report 80-2040, available as set forth in the Code of Federal Regulations, Title 15, Part 230, including the initial cost of its construction or renovation, the marginal cost of future energy capacity, the cost of the energy consumed by the facility over its expected useful life and the cost of operating and maintaining the facility as such cost affects energy consumption;
- (G) “Major facility” means any building:
  - (1) Owned or operated, in whole or in part, by UC San Diego; or

- (2) Constructed on land leased; and
  - i. Which is intended to be used for University purposes; or
  - ii. Which has five thousand or more gross square feet or have a total project cost in excess of fifty thousand dollars.
- (H) “Silver rating” means the rating in compliance with, or exceeding, an equivalent of the third highest rating awarded by the USGBC LEED certification process.
- (I) “Gold rating” means the rating in compliance with, or exceeding, an equivalent of the second highest rating awarded by the USGBC LEED certification process; and
- (J) “Platinum rating” means the rating in compliance with, or exceeding, an equivalent of the highest rating awarded by the USGBC LEED certification process.

### ***Requirements***

The design, construction, operations, maintenance, renovation, and deconstruction of all major facilities after the date of enactment of this Policy or whose Program Planning Guides are completed after January 1, 2008, and the site of all such facilities, shall conform to, or exceed, an equivalent of the Silver rating as set forth in the most recent version of the USGBC LEED-NC Green Building Rating System for a new building and for major renovation projects that exceed \$5M in cost but do not fall under the requirements for LEED-NC as specified in the UC “Sustainable Practices” policy; OR the most recent version of LEED Green Building Rating System Version LEED-EB for an existing building with a total project cost in excess of \$50K. All such buildings shall be assessed based on criteria used to evaluate buildings under LEED’s certification equivalency process; and

- (1) The Office of Facilities Design and Construction (FD&C) or successor organization with the same responsibilities shall seek a *LEED certification equivalency* at the earliest stage of development for the site of each such facility, and throughout the life of each such facility;
- (2) An equivalent of the Silver rating standards as set forth in the most recent version USGBC LEED-EB Green Building Rating System should be considered for all smaller renovation and maintenance projects.
- (3) In accordance with the UC “Sustainable Practices Policy”, and recognizing the importance of long-term operations and maintenance in the performance of University facilities for all new construction and major renovation projects, the planning and design process will include explicit consideration of life-cycle cost as well as all other factors considered.

***Exemptions***

- (A) The Chancellor may exempt any building from compliance with the mandates under Section 4, if it is deemed that the cost of compliance sufficiently exceeds the building's life-cycle cost savings or other exceptional circumstances;
- (B) Any building under the mandate under Section 4 that is given exemption by the Chancellor must comply with the USGBC LEED Green Building Rating System certification equivalency to the maximum extent possible, such that the cost of compliance does not sufficiently exceed the building's life-cycle cost savings.

***Guidelines for Administration and Compliance***

- (A) FD&C in collaboration with Facilities Management hereby has the authority to issue and routinely update guidelines pertaining to compliance and certification with this Act as described in Section 4.
- (B) FD&C in collaboration with Facilities Management shall develop and maintain processes and systems to verify compliance with the mandate under Section 4.

***Effective Date***

This Policy shall take effect immediately upon its adoption by the Chancellor, and buildings subject to this policy will be those whose Program Planning Guide (PPG) has not been developed. However buildings whose PPGs have been developed may also voluntarily comply with this policy.

## Attachment A

### CAMPUSES USING SIMILAR POLICY

- UCM & UCSB have longstanding policies that require LEED Silver Certification with the USGBC (not just equivalency or self certification)
- UCI has a policy that requires LEED Silver Certification for new projects
- UCR is developing a LEED Silver Certification policy for new projects
- While UCD does not require LEED Silver Certification, it requires all projects to achieve 33 credits, which means that all projects achieve the LEED Silver equivalency (but USGBC certification is not required)
- Several Universities around the country require LEED Silver Certification, including:
  - Clemson
  - Emory
  - All Washington State funded Universities
- Many others require "meeting" LEED Silver standards, and still others require obtaining USGBC Certification at the certified level while "striving" to achieve Silver level certification.