



LEED:

U.S. Green Building Council provides building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.

Epic impacts eligibility for one LEED Credit

EQ 4.2—Low Emitting Materials—Paints and Coatings. It meets the LEED criteria because the VOC levels are below the necessary limits established by the South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, and rules in effect on January 1, 2004.



I Introduction

The U.S. Green Building Council (USGBC) LEED for Existing Buildings: Operations and Maintenance v3¹ (LEED-EBOM v3) establishes a framework that maximizes operational efficiency while minimizing environmental impacts of buildings. In effect, LEED-EBOM v3 provides a road map for property owners and managers as well as service providers who wish to drive down operating costs while increasing occupants' productivity in an environmentally responsible manner

LEED-EBOM v3 is based on a set of voluntary performance standards for the sustainable ongoing operations of existing buildings. LEED-EBOM certification is based on actual building operating performance as it relates to:

- Building exterior and site maintenance programs;
- Efficient and optimized use of energy and water;
- Purchase of environmentally preferred products and food;
- Waste stream management;
- Ongoing indoor environmental quality; and
- Green cleaning programs

The USGBC LEED-EBOM program confers certification upon buildings that garner a predetermined amount of credits based on specific performance measures and prerequisites. Of particular note, a green cleaning policy is a prerequisite for certification pursuant to LEED-EBOM. Moreover, cleaning and maintenance activities contribute up to 25% of the total points needed to obtain LEED-EBOM certification at a relatively low cost.

Specifically, cleaning and maintenance activities (including green cleaning, hardscape and landscape maintenance, integrated pest management and waste management) can contribute up to 10 points toward the minimum 40 points needed for certification. It is important to note that most of the cleaning related items in LEED-EBOM are relatively inexpensive and easy to implement.

Thus suppliers of cleaning products and services can play a critical supportive role in a building owner / manager's attempt to obtain and / or maintain LEED-EBOM certification. In addition, those sections of LEED-EBOM that address cleaning and maintenance activities set forth a framework for the development of a comprehensive green cleaning program.

This document identifies those LEED-EBOM prerequisites and credits that are related to cleaning and maintenance, and describes the actions necessary to achieve credit for those items. The discussion below identifies the specific cleaning and maintenance related credits available based on LEED-EBOM v3 approved by the USGBC membership in November 2008, and launched on April 27, 2009. Effective June 27, 2009, new projects must be certified pursuant to LEED-EBOM v3.2

II LEED-EBOM v3

LEED-EBOM v3 is the most recent version of the LEED green building certification system for existing buildings. LEED-EBOM v3 builds on the fundamental structure and familiarity of the previous rating system, but provides a new structure for making sure the rating system incorporates new technology and addresses the most urgent priorities such as energy and CO2 emissions.

The LEED credits and prerequisites have been consolidated, aligned and updated to reflect their “most effective common denominator,” providing a consistent pool of prerequisites and credits across the commercial and institutional LEED rating systems.

III Rating System

LEED-EBOM v3 certification is based on a maximum of 100 base points. To achieve certification, buildings must meet all prerequisites in the Rating System and earn a minimum of 40 points. The flexibility of the Rating System allows building owners, managers and others to determine which credits to pursue based on performance goals. LEED-EBOM ratings are awarded according to the following point thresholds:

- Certified: 40 – 49 points
- Silver: 50 – 59 points
- Gold: 60 – 79 points
- Platinum: 80 – 100 points

IV ISSA Cleaning Industry Management Standard-Green Building (CIMS-GB)

In October 2009 ISSA released the Cleaning Industry Management Standard—Green Building (CIMS-GB), which offers cleaning organizations a certification that is closely tailored to provide building owners and managers with precisely what they need to secure points under the LEED-EBOM v3 green-building rating system while greening operations overall. Accordingly, CIMS-GB certification demonstrates a cleaning organization’s capability to assist customers in achieving LEED-EBOM points and offers building owners and managers assurance that the organization they select is prepared to partner with them in the LEED process.

Cleaning organizations interested in pursuing certification should visit www.issa.com/cims-gb for more information on the CIMS-GB criteria. In general, CIMS-GB is an optional designation under the CIMS program umbrella, and those organizations that wish to achieve GB certification are required to also undergo an assessment to the traditional CIMS management criteria.

Facility managers, building owners, and procurement professionals should also take advantage of this Green Building designation by demanding a CIMS –GB Certified contractor maintain their facilities. Easily insert CIMS-GB certification into existing specifications, by utilizing ISSA’s CIMS Purchaser Tip Sheet.

INDOOR ENVIRONMENTAL QUALITY – LOW-EMITTING MATERIALS (paints and coatings, EQ Credit 4.2)

Intent

Reduce the quantity of indoor air contaminants that are odorous, irritating, and/or harmful to the comfort and well being of installers and occupants.

Requirements

Paints and coatings used on the interior of the building (defined as inside the weatherproofing system and applied on-site) shall comply with the following criteria:

Clear wood finishes, floor coatings, stains, sealers, and shellacs applied to interior elements: Do not exceed the VOC content established in South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004. **EPIC DOES NOT EXCEED THE VOC CONTENT ESTABLISHED BY THE SCAQMD.**

Documentation supporting this claim is available upon request. Please contact us at Ultra Durable Floor Technologies, Inc. 320-258-2266 or info@ultradt.com

Potential Technologies and Strategies

Specify low-VOC paints and coatings in construction documents. Ensure that VOC limits are clearly stated in each section of the specifications where paints and coatings are addressed. Track the VOC content of all interior paints and coatings during construction.