



Specifying Green using BSD SpecLink®-E



## SPECIFYING GREEN USING BSD SPECLINK®-E

BSD Speclink-E takes a strategic, straightforward approach to specifying LEED requirements in the construction documents. Now addressing LEED 2009 (v3), & pre-2009, for NC, -CS, -CI, and Schools; and -EB, version 2.

Two sections with non-printing, automated checklists activate the appropriate specification provisions when the project manager or specifier determines which credits will be pursued. In addition, one of the checklists helps the specifier identify the credits that are easiest to achieve and easiest to specify, although not necessarily the lowest cost – the credits are presented in groups based on their importance and ease of achievement, not simply similar issues as included in the Rating System.

### 01 3514 – LEED CREDIT SUMMARY

This section is used to document the project team's intentions with regard to LEED certification and the use of particular credits. For each credit, a status of "Required," "Preferred," or "Not Required" may be set, as a record of intentions. Following each credit is a brief description of pre-defined possible solutions, taken from the LEED Rating System itself, and each is linked to the specification sections that address the credit.

When one of the pre-defined solutions is selected, the appropriate specification section is highlighted in the Project Tree and the LEED-related provisions in that section are activated by intelligent links built into the database.

To make it even easier, the section includes a non-printing checklist that allows the user to select categories of credits based on overall importance and then on ease or cost of achievement. The credit categories in the checklist include the following:

[www.bsdssoftlink.com](http://www.bsdssoftlink.com)

- **Site Location Options**

These are easy to include or rule out, since whether they are achievable depends on the actual project site.

- **Construction Procedures**

These are also easy to specify since they are entirely the Contractor's responsibility (this is not to say that they won't cost more, just that they are easy to specify). These include construction waste management and IAQ procedures.

- **No-Cost and Low-Cost "Good Sense" Options**

These credits probably won't cost much to achieve and would be sensible in most non-residential buildings. They include site design, water efficient landscaping, light colored roof and paving, light pollution prevention, low emitting materials such as carpet, paint, and adhesives, prohibiting wood materials containing formaldehyde, etc. Some are

addressable via the specifications, some are not.

- **Architectural Design Options**

These credits require a specific architectural design, which may be different than normally anticipated. Examples are provision of daylighting and views, isolation of indoor chemical and copy rooms, etc.

- **Plumbing Design**

Water-saving options, several of which involve the use of rainwater and/or gray water systems. This checklist option allows you to choose rainwater, gray water, or none as a project-wide solution. The designs are not directly addressable via the specifications, although something must be specified to achieve them.



- HVAC Design

Enhanced HVAC design and/or extra systems that are not commonly encountered. Most of these are not directly addressable via the specifications, although something must be specified to achieve them. Most involve increased energy efficiency or alternative energy sources.

- Electrical Design

Enhanced lighting design and/or systems that are not commonly encountered, such as more individual controls than usual.

- “Green” Products and Materials Issues

Recycled content, rapidly renewable content, locally manufactured products, re-used products, and “certified” wood – these are grouped together because achieving the credit requires documentation of the percentage of all materials on the project that is in each category, by cost. The documentation requirements are specified in Section 01 3515 - LEED CERTIFICATION PROCEDURES and Section 01 6000 - PRODUCT REQUIREMENTS. This group of credits is last in this list because the record keeping during the construction phase is likely to be a significant cost of each credit, independent of any material cost increase.

Except for certified wood, it is very unlikely that the Contractor can assume responsibility for achieving any of these credits. The specifier will need to determine which products can meet the criteria, specify them, and then require the Contractor to submit the documentation required. Specifying the documentation is pretty easy, using SpecLink-E — specifying the products is the hard part.

Another reason this group is listed last is that even though “green” materials has a high profile as a general “green” issue, all the LEED Rating Systems assign relatively few credits to these issues. Since each rating system provides many more credits than are necessary to achieve certification, even Platinum certification is likely to be possible without

addressing any of these credits at all! When one considers the difficulty of specifying and documenting these credits they should typically be the last to be considered, unless there are other specific reasons to include them.



### 01 3515 – LEED CERTIFICATION PROCEDURES

For further coordination, the specification sections that have been activated are also listed in this section. This section is intended to inform the Contractor about LEED Certification and draw his attention to specific sections of the Project Manual that address LEED credits. The LEED-related specification sections are listed

in MasterFormat 2004 section number order — as opposed to LEED credit order in the LEED Credit Summary section. When the Credit Summary section is prepared first, it will activate all the relevant sections in the LEED Requirements section.

Although the LEED CREDIT SUMMARY is explicitly intended for making a summary document early in the project, the LEED CERTIFICATION PROCEDURES section can also be used to "build" the Summary document, by means of links from the section-number-ordered list back to the credit-number-ordered list. This will be especially useful where the same specification section addresses issues that arise under different credits — all the credits relevant to a particular section are grouped under the section listing. Reviewing the list of relevant sections in both section number order and credit order will give the most complete picture.

## SPECIFYING "GREEN" WITHOUT LEED

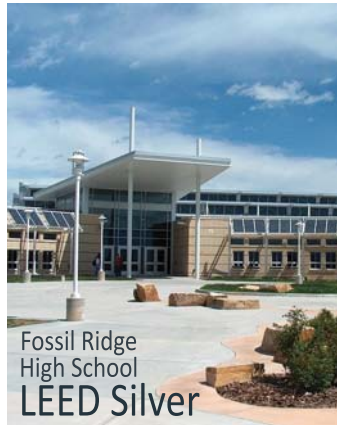
Although LEED requirements may be considered "green," all "green" provisions are not encompassed in the LEED Rating Systems. In most cases, LEED specification requirements are simply specifier options that may or may not apply to a particular project. BSD SpecLink-E treats these requirements as generic "green" requirements so they can be used on projects that do not require LEED certification, as well as those projects that do.

In addition, the "green" requirements are located in each applicable specification section, rather than gathered together in a single LEED-oriented section, so they can address the issues independently of LEED. For example, Section 01 5721 - Indoor Air Quality Controls, includes provisions to achieve LEED-NC EA Prerequisite 2 (testing dedicated smoking rooms), EA Credit 2 (verification of ventilation effectiveness), and EA Credits 3.1 and 3.2 (construction air quality procedures), without mentioning LEED at all!

Any or all of these procedures would be equally valid on projects not requiring LEED certification. For SpecLink-E users, the easiest way to identify sections that address "green" issues is to review Section 01 3515 – LEED CERTIFICATION PROCEDURES. Although its list of specification sections is intended for the Contractor's information, it also serves as a checklist for the specifier.

### PLATINUM SCHOOL MODEL PROJECT

SpecLink-E users have available a model project file to help get started. Several other specifying aids are available for download at BSD's web site:  
[www.bsdssoftlink.com](http://www.bsdssoftlink.com)



## "GREEN" SPECIFICATION SECTIONS

Many SpecLink-E sections address major environmental responsibility issues both independently of LEED and specifically for LEED Certification. The following are just some of them:

- 01 5713 - Temporary Erosion and Sedimentation Control (prevention, remediation)
- 01 5721 - Indoor Air Quality Controls (during construction and prior to occupancy)
- 01 6000 - Product Requirements (project-wide material requirements and prohibitions)
- 01 6116 - VOC Content Restrictions
- 01 7000 - Execution and Closeout Requirements (site drainage, pollution prevention)
- 01 7419 - Construction Waste Management and Disposal (landfill diversion)
- 01 9113 - General Commissioning Requirements (functional testing by Contractor)
- 01 9114 - Commissioning Authority Responsibilities (independent agency)
- 02 6500 - Underground Storage Tank Removal (petroleum)
- 02 8400 - Polychlorinate Biphenyl (PCB) Remediation (and mercury lamps)
- 06 1000 - Rough Carpentry (and other Division 6 sections) (prohibition on old growth timber, sustainably harvested wood, salvaged and re-used wood)
- 07 5050 - Vegetated Roof Components
- 07 9005 - Joint Sealers (VOC limits prescribed by law and LEED)
- 09 6223 - Bamboo Flooring
- 09 6800 - Carpeting and 09 6850 - Carpet Tile (low emitting materials)
- 09 9000 - Painting and Coating (VOC limits prescribed by law and LEED)
- 23 0800 - Commissioning of HVAC (Contractor's duties specific to HVAC)
- 23 2113.33 - Ground-Loop Heat-Pump Piping
- 31 1000 - Site Clearing (limits on site disturbance)
- 32 1125 - Turf Surfaced Roadways
- 32 1413 - Precast Concrete Unit Paving (open-grid pavers for pervious surfacing)

