



LEED-CI

**For
Commercial
Interiors**

Build green. Everyone profits.

How to Interpret this Report

Purpose The Leadership in Energy and Environmental Design (LEED) For Commercial Interiors Rating System was designed by the US Green Building Council to encourage and facilitate the development of more sustainable tenant spaces. The Final Review of the XL Construction project has been completed. This step is conducted to confirm that the project is certified.

Environmental Categories The report is organized into five environmental categories as defined by LEED including: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, and Indoor Environmental Quality. The category of Innovation and Design Process is also included.

LEED Prerequisites Prerequisites must be achieved. Non-compliant prerequisites must be resolved before a certification can be awarded.

LEED Credits The environmental categories are subdivided into the established LEED-CI credits, which are based on desired performance goals within each category. An assessment of whether the credit is earned or denied is made and a narrative describes the basis for the assessment.

Achieved 27
All Prerequisites Achieved The applicant has provided the mandatory documentation which supports the achievement of the credit requirements, achieving the associated points. Currently the project has scored 27 points in this category.

Denied 6 The applicant has applied for a point in a particular credit but has misinterpreted the credit intent or cannot substantiate meeting the requirements. Currently the project has 6 points in this category.

Rating Final Rating is Silver

LEED-CI Scores: Certified: 21-26 Silver Rating: 27-31 Gold Rating: 32-41 Platinum Rating:42-57

Achieved	3		Denied	0
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Sustainable Sites	7 Possible Points
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1		0
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SSc1 Site Selection

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Select LEED Certified Building
Review: No Comments.

0.5		
Achieved		

Option A. Brownfield Redevelopment

Preliminary Review: The LEED Submittal Template declares that the building is on a site that has been defined as a Brownfield by a local, state or federal government agency. A narrative and supporting documentation have been provided describing the clean up of the site contamination that has been remediated. Letters from Tech Source Environmental, Inc and Enviro Safetech verifying the sampling and cleanup process have been provided. However, the letter has not been provided as indicated on the Submittal Template.

TECHNICAL ADVICE:

Please provide the required letter from a local, state, or federal regulatory agency confirming that the site is classified as a Brownfield.

Additionally, please note that to earn one full point, the project will need to demonstrate compliance for an additional half point in SSc1.

Final Review: A narrative, the Limited Phase II Environmental Site Assessment, and the contaminant test results have been provided. LEED-NC v2.2 SSc3 CIR (7/19/08 - 8/10/08) indicates that documentation of a limited assessment and the subsequent remediation is allowed to document that the project meets the Credit Intent. The documentation demonstrates credit compliance.

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Option B. Stormwater Management: Rate and Quantity
Review: No Comments.

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Option C: Stormwater Management: Treatment
Review: No Comments.

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Option D: Heat Island Reduction, Non-Roof
Review: No Comments.

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Option E: Heat Island Reduction, Roof
Review: No Comments.

Option F: Light Pollution Reduction
Review: No Comments.

 0.5

Achieved

Option G: Water Efficient Irrigation: Reduced Potable Water Consumption

Preliminary Review: The LEED Submittal Template declares that the project will not use any potable water for irrigation. A narrative has been included describing the City of Milpitas "purple" recycled water used for the site irrigation.

 0.5

Achieved

Option H: Water Efficient Irrigation: No Potable Use or No Irrigation

Preliminary Review: Please see comments in Option G.

Option I Innovative Wastewater Technologies
Review: No Comments.

Option J: Water Use Reduction: 20%
Review: No Comments.

Option K: Onsite Renewable Energy
Review: No Comments.

Option L1: Other Quantifiable Environmental Performance
Review: No Comments.

Option L2: Other Quantifiable Environmental Performance
Review: No Comments.

SSc2 Development Density and Community Connectivity
Review: No Comments.

 1

Achieved

SSc3.1 Alternative Transportation, Public Transportation Access

Preliminary Review: The LEED Submittal Template declares that the project is served by a rail line within 0.5 mile of the project site. Although the commuter rail station is further than 0.5 mile, the documentation demonstrates that a shuttle bus to the rail station is provided. Per page 91 of the LEED-CI v2 Reference Guide Second Edition, shuttle buses are allowed when documenting credit achievement. A narrative, map, and shuttle schedule are provided to meet the criteria set forth in the Reference Guide.

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Achieved

SSc3.2 Alternative Transportation, Bicycle Storage & Changing Rooms

Preliminary Review: The LEED Submittal Template declares that secure bicycle storage with convenient changing/shower facilities (within 200 yards of the building) will be provided for at least 5% of tenant occupants. The Submittal Template calculations have been provided.

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SSc3.3 Alternative Transportation, Parking Availability

Review: No Comments.

Achieved		Denied
2		0

Water Efficiency **2 Possible Points**

1		
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Achieved

WEc1.1 Water Use Reduction, 20% Reduction

Preliminary Review: The Submittal Template and water use calculation declare that, based on tenant occupancy requirements, the project has reduced potable water use by 42.51% from the calculated baseline design fixture performance requirements established by the Energy Policy Act of 1992.

However, the water use calculations indicate fixture usage rates that differ from the standard calculation methodology presented in the LEED-CI v2.0 Reference Guide. Unless special conditions exist, projects should assume an average of 3 fixture uses per day. When recalculated with 3 fixture uses per day, the project reduces water consumption by 40.06%

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Achieved

WEc1.2 Water Use Reduction, 30% Reduction

Preliminary Review: Please see the comments in WEc1.1.

Achieved		Denied
5		2

Energy & Atmosphere **14 Possible Points**

Y		
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Yes

EAp1 Fundamental Commissioning

Preliminary Review: The LEED Submittal Template declares that a best practice commissioning procedure has been implemented. The HVAC narrative is provided in EAc1.3A, however the HVAC diagrams have not been provided.

TECHNICAL ADVICE:

Please provide the HVAC diagrams as required by the LEED-CI Rating System.

Final Review: The HVAC diagrams have been provided to demonstrate prerequisite compliance.

Y
Yes

EAp2 Minimum Energy Performance

Preliminary Review: The LEED Submittal Template declares that the project complies with California Title 24-2001.

Y
Yes

EAp3 CFC Reduction in HVAC&R Equipment

Preliminary Review: The LEED Submittal Template declares that there are no CFC-based refrigerants used in the new tenant HVAC&R systems.

EAc1.1 Optimize Energy Performance, Lighting Power

Review: No Comments.

1
Achieved

EAc1.2 Optimize Energy Performance, Lighting Controls

Preliminary Review: The LEED Submittal Template declares that daylight responsive controls have been installed in all regularly occupied spaces within 15 feet of windows or under skylights. The narrative describing the lighting controls, the lighting control schedule, and the plan of lighting control zones showing each control device and the lighting equipment controlled have been provided. However, the documentation indicates that the training room, large conference room, and the small conference room do not have the required daylight responsive controls.

TECHNICAL ADVICE:

Please provide documentation such as narrative, drawings, schedules, and cut sheets to demonstrate that the required daylight responsive controls have been installed in the areas listed above.

Final Review: A narrative, cut sheets, the lighting schedule, and the lighting drawing have been provided. The documentation demonstrates credit compliance.

2
Denied

EAc1.3 Optimize Energy Performance, HVAC

Preliminary Review: The LEED Submittal Template declares that HVAC systems comply with the efficiency requirements outlined in the New Buildings Institute's E-Benchmark and that the Tenant Fit-out is zoned and controlled to meet the credit requirements for Option A Zoning for two points.

The narrative description of the HVAC system serving the tenant space as well as an explanation of how the zones were determined has been provided. However, the E-Benchmark documentation has not been provided.

TECHNICAL ADVICE:

To demonstrate compliance with the E-Benchmark criteria, please provide a narrative demonstrating that the design process outlined in E-Benchmark Sections 2.4, 2.5, and 2.6 were followed for the tenant space. Additionally, provide the plans and specifications including the HVAC equipment schedule and showing the equipment within the space.

Final Review: A narrative and the mechanical as-built drawings have been provided. However, the documentation does not demonstrate that the design process outlined in E-Benchmark Sections 2.4, 2.5, and 2.6 were followed for the tenant space. Additionally, the drawings confirm that break room 114 and staff room 149 do not have active controls as required by the credit. The documentation does not demonstrate credit compliance.

2
Achieved

EAc1.4 Optimize Energy Performance, Equipment & Appliances

Preliminary Review: The LEED Submittal Template declares that EnergyStar-rated equipment and appliances equal to 93% by rated power, are installed in the project. The project is applying for two points. However, the narrative has not been provided as indicated on the Submittal Template. Additionally, equipment and appliances that are not included in Energy Star, but they are included in the calculation

TECHNICAL ADVICE:

Please provide the narrative describing the equipment and appliances that will be installed in the project, and recalculate the Submittal Template as necessary.

Final Review: The narrative has been provided to confirm that EnergyStar-rated equipment and appliances equal to 93% by rated power, are installed in the project. The documentation demonstrates credit compliance for two points.

1

EAc2 Enhanced Commissioning

Achieved

Preliminary Review: The LEED Submittal Template declares that the first four of the five commissioning requirements have been implemented. The review with O&M staff and occupants is under contract. The Basis of Design, Commissioning Plan, and Recommissioning Manual have been provided.

EAc3 Energy Use, Measurement and Payment Accountability

Review: No Comments.

Achieved

EAc4 Green Power

Preliminary Review: The LEED Submittal Template declares that the project has a 2-year purchase agreement to procure 50% of the tenant's electricity that meets the Green-E definition for renewable power. The submitted documentation includes a copy of the two-year electric utility purchase contract and the Design Energy Cost calculation. However, the calculation has determined that the project must purchase 510,104 kWh total for 50% green power, but the contract is for 506,000 kWh.

TECHNICAL ADVICE:

Please provide an additional green power certificate demonstrating that the project has purchased 50% green power.

Final Review: A narrative and 10 months of electricity bills have been provided. Although 12 months of electricity bills are required to demonstrate compliance, the invoices indicate the average annual daily usage of 1,310.3 kWh. This equates to 478,259.5 kWh annually. Since the project purchased 506,000 kWh, the documentation demonstrates credit compliance.

Achieved

5

Denied

1

Materials & Resources 14 Possible Points

Yes

MRp1 Storage & Collection of Recyclables

Preliminary Review: The LEED Submittal Template declares that the project has provided appropriately sized dedicated areas for the collection and storage of materials for recycling, including cardboard, paper, plastic, glass, and metals. A plan has been provided highlighting the location of recycling collection areas within the project.

Achieved

MRc1.1 Tenant Space, Long-term Commitment

Preliminary Review: The LEED Submittal Template declares that the building occupant has signed a lease for at least 10 years. A copy of the tenant lease has been provided.

MRc1.2 Building Reuse, Maintain 40% of Non-Structural Components

Review: No Comments.

 MRc1.3 Building Reuse, Maintain 60% of Non-Structural Components

Review: No Comments.

 1

Achieved

MRc2.1 Construction Waste Management, Divert 50% from Landfill

Preliminary Review: The LEED Submittal Template declares that the project has diverted 95.8% of on-site generated construction waste from landfill. Calculations have been provided to document the waste types and receiving agencies for the recycled materials. However, the source and method of diversion for the "dirt / soil" is unclear.

TECHNICAL ADVICE:

Please provide documentation, such as narrative, drawings, and weigh tickets, to demonstrate the origination and diversion of the 218.45 tons of "dirt / soil" listed in the Submittal Template.

Final Review: A narrative and supporting documentation have been provided. The narrative states that the dirt/soil originated from excavations for plumbing, footings, and the patio. It was removed and was either used in construction road and pad base rock or stockpiled for later reuse. The documentation confirms that 95.8% of on-site generated construction waste was diverted from landfill. The documentation demonstrates credit compliance. Please note for future projects that an errata will be issued to clarify that soils and land clearing debris are not applicable to this credit in LEED-CI.

 1

Achieved

MRc2.2 Construction Waste Management, Divert 75% from Landfill

Preliminary Review: Please see comments in MRc2.1.

Final Review: Please see comments in MRc2.1.

 MRc3.1 Resource Reuse 5% (w/o furniture and furnishings)

Review: No Comments.

 MRc3.2 Resource Reuse 10% (w/o furniture and furnishings)

Review: No Comments.

 MRc3.3 Resource Reuse 30% of Furniture and Furnishings

Review: No Comments.

 MRc4.1 Recycled Content, 10%

Review: No Comments.

 MRc4.2 Recycled Content, 20%

Review: No Comments.

1
Achieved

MRc5.1 Regional Materials, 20% Manufactured Regionally

Preliminary Review: The LEED Submittal Template and calculation declare that 38.06% of the total building materials value is comprised of building materials and / or products that have been manufactured within 500 miles of the project site.

1
Denied

MRc5.2 Regional Materials, 10% Extracted and Manufactured Regionally

Preliminary Review: The LEED Submittal Template and calculation declare that 20.56% of the total building materials value is comprised of building materials and / or products that have been extracted, processed and manufactured within 500 miles of the project site. However, the materials listed appear to be assemblies, and the individual raw material components of the product are not separated by weight of the material.

TECHNICAL ADVICE:

Please provide calculations for how the raw materials were determined. Pages 232-233 of the LEED-CI v 2.0 Reference Guide Second Edition provides information on how to document assemblies. To clarify and support these calculations submit documentation such as manufacturers' letters or cut sheets specifying that the materials were manufactured and extracted within a 500 mile radius of the project.

Final Review: A narrative has been provided stating that concrete was the only assembly listed in the template, and all of its components were extracted within 500 miles of the project. No further data for the insulations, cap sheet, framing, tape/mud, paint/sealants, and roof hatch/ladder listed in the template have been provided. When recalculated with only the concrete, the project used 4% regionally extracted and manufactured materials. The documentation does not demonstrate credit compliance.

1
Achieved

MRc6 Rapidly Renewable Materials, 5%

Preliminary Review: The LEED Submittal Template and calculation declare that 6.76% of the total materials used on the project were from rapidly renewable sources.

MRc7 Certified Wood, 50% of Wood Products

Review: No Comments.

Achieved	8		2	Denied
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Indoor Environmental Quality 15 Possible Points

Y		
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Yes

EQp1 Minimum IAQ Performance

Preliminary Review: The LEED Submittal Template declares that the building meets the minimum requirements of ASHRAE 62.1-2004. The installed mechanical ventilation systems perform according to the Ventilation Rate Procedure, and existing building outside-air (OA) ventilation distribution systems have been modified or maintained to supply at least the outdoor air ventilation rate required by ASHRAE Standard 62.1-2004. The calculation spreadsheet similar to Table 1 in the LEED-CI Reference Guide and necessary supplemental documentation have been provided in EQc2.

Y		
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Yes

EQp 2 Environmental Tobacco Smoke (ETS) Control

Preliminary Review: The LEED Submittal Template declares that the project minimizes exposure to ETS by prohibiting smoking in the tenant space and by locating any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes, and operable windows.

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Denied

EQc1 Outdoor Air Delivery Monitoring

Preliminary Review: AUDIT: The LEED Submittal Template declares that the project meets the credit criteria for a mechanically ventilated space. A CO2 sensor is installed within each densely occupied space.

AUDIT REQUIREMENT:

Please provide documentation such as narrative, calculations, drawings, and cut sheets demonstrating that the project meets the credit requirements for permanent monitoring and alarm systems and that the CO2 sensors can reliably indicate that the ventilation systems are operating as designed. Please see Potential Technologies and Strategies on page 271 of the LEED-CI v2.0 Reference Guide Second Edition for more information.

Final Review: A narrative, cut sheets, and a diagram have been provided. However, this documentation and the mechanical as-built drawings confirm that the densely occupied spaces do not have CO2 sensors installed. It is noted that the cut sheets indicate that the CO2 sensor has an accuracy of 200 ppm, but the credit requires 75 ppm. Additionally, there is no alarm system noted in the documentation. Therefore, if the CO2 sensors had been installed they would not meet the credit requirements. The documentation does not demonstrate credit compliance.

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Achieved

EQc2 Increased Ventilation

Preliminary Review: The LEED Submittal Template declares that the project has increased breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2004 as determined by EQp1. Calculations demonstrating that design breathing zone ventilation rates exceed the minimum rates required by ASHRAE Standard 62.1-2004 by at least 30% have been provided.

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Achieved

EQc3.1 Construction IAQ Management Plan, During Construction

Preliminary Review: The LEED Submittal Template declares that the project developed and implemented a construction IAQ management plan that followed the referenced SMACNA Guidelines. A brief description of some important design approaches employed has been provided. The documentation states that the air handlers were not used during construction and MERV 8 filters were installed at the end of construction.

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Achieved

EQc3.2 Construction IAQ Management Plan, Before Occupancy

Preliminary Review: The LEED Submittal Template declares that, prior to initial occupancy, the space was flushed out with a minimum of 3,500 cubic feet of outdoor air per square foot of floor area. The Template further verifies that following occupancy, the space was ventilated at a minimum rate of 0.30 cfm/sq. ft. of outside air or the design minimum outside air rate (determined in EQp1), whichever is greater, until a total of 14,000 cu. ft. / sq. ft. of outside air was delivered to the space.

A detailed narrative describing the project's IAQ flush out procedures has also been provided. The narrative includes data regarding the temperature, air flow, and duration of the flush-out.

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Achieved

EQc4.1 Low-Emitting Materials, Adhesives and Sealants

Preliminary Review: The LEED Submittal Template declares that all adhesive and sealant products comply with the VOC limits of the referenced standards for this credit. A summary of all interior adhesive and sealant products has been provided along with VOC data for each product. However, the VOC limit has not been provided on the summary chart.

TECHNICAL ADVICE:

Please provide a revised product summary chart including columns describing where the product was used and the VOC limits based on the referenced standards.

Final Review: The summary and VOC data for each adhesive and sealant product has been provided. The documentation demonstrates credit compliance.

1
Achieved

EQc4.2 Low-Emitting Materials, Paints and Coatings

Preliminary Review: The LEED Submittal Template declares that all interior paints and coatings applied on-site comply with the VOC limits of the referenced standards. A summary of all interior paints and coatings has been provided along with VOC data for each product. However, the VOC limit has not been provided on the summary chart.

TECHNICAL ADVICE:

Please provide a revised product summary chart including columns describing where the product was used and the VOC limits based on the referenced standards.

Final Review: The summary and manufacturers' data have been provided. The documentation demonstrates credit compliance.

1
Achieved

EQc4.3 Low-Emitting Materials, Carpet Systems

Preliminary Review: The LEED Submittal Template declares that the carpets meet the CRI Green Label Plus criteria, the carpet pad meets the CRI Green Label criteria, and the adhesive used has a VOC level at or below 50 g/l. A summary of the products has been provided.

1
Denied

EQc4.4 Low-Emitting Materials, Composite Wood and Laminate Adhesives

Preliminary Review: The LEED Submittal Template declares that all composite wood, agrifiber products, and laminate adhesives used in the building contain no added urea-formaldehyde resins. A product summary has been provided. However, information is only provided for composite boards.

TECHNICAL ADVICE:

Please provide information for laminate adhesives, plywood, doors, and any other composite wood or agrifiber products within the scope of work that are not listed and / or a narrative explaining why these items were not used. To support the information, provide manufacturers' data confirming that the products contain no added urea-formaldehyde resins with the statement highlighted.

Final Review: The project team has withdrawn this credit.

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Achieved

EQc4.5 Low-Emitting Materials, Systems Furniture and Seating

Preliminary Review: The LEED Submittal Template declares that systems furniture and office seating are Greenguard certified, and these products met the testing requirements at the time of manufacture. The Greenguard certificates have been provided. However, the table has not been provided.

TECHNICAL ADVICE:

As required in the Submittal Requirements, please provide a table listing the product, date of manufacturing for the project, and dates of certification. See Table 2 in this credit for an example.

Final Review: The table and furniture purchase order have been provided. The documentation demonstrates credit compliance.

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EQc5 Indoor Chemical & Pollutant Source Control

Review: No Comments.

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EQc6.1 Controllability of Systems, Lighting, 90%

Review: No Comments.

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EQc6.2 Controllability of Systems, Temperature and Ventilation, 50%

Review: No Comments.

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Achieved

EQc7.1 Thermal Comfort, Compliance with ASHRAE 55-2004

Preliminary Review: The LEED Submittal Template declares that the project complies with ASHRAE Standard 55-2004. The table has been provided.

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EQc7.2 Thermal Comfort, Monitoring

Review: No Comments.

EQc8.1 Daylight and Views, Daylight 75% of Spaces

Review: No Comments.

 EQc8.2 Daylight and Views, Daylight for 90% of Spaces

Review: No Comments.

 EQc8.3 Daylight and Views, Views for 90% of Seated Spaces

Review: No Comments.

Achieved	4		1	Denied
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Innovation & Design Process**5 Additional Points**

Achieved

IDc1.1 Public Education

Preliminary Review: The LEED Submittal Template declares that an education program has been developed to present the project's sustainable design practices to occupants and visitors to the facility. The program, based on the LEED-NC CIR for IDc1.1 (inquiry date 9/24/01), includes at least two educational components, including an educational display highlighting the building's sustainable design features, a case study, and public tours.

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Denied

IDc1.2 Ongoing LEED Philosophy in Business Practices

Preliminary Review: The documentation presents the company's Health XL'ence program. This is an employee committee promoting healthy choices for occupants and environmentally responsible business practices for the company. Example strategies include a) encouraging healthy eating, yoga, and exercise for occupants; b) the purchase and use of biodegradable dishes and utensils, recycled copy paper, and green cleaning products; and c) job trailers with programmable thermostats and recycling bins. The project has committed to maintain the program for a minimum of 2 years.

As written in the LEED-CI Reference Guide Second Edition on page 372, there are three criteria that need to be addressed for achieving an ID point. In short (please see the entire section) they are quantitative performance improvements, a comprehensive strategy, and the ability for other projects to duplicate the formula. While this strategy is laudable, it is not quantified, and some of the strategies do not apply to the LEED-CI project under review. The ID strategy presented may be difficult to quantify and also meet the additional reference guide criteria

that "only those strategies that have significant environmental benefits are applicable" to Innovation in Design credits.

TECHNICAL ADVICE:

The project may wish to replace this credit with Green Housekeeping which is detailed in LEED-NC CIR, IDc1.1 inquiry date 4/8/04.

Alternatively, the project may be eligible for an exemplary performance ID credit based on data in the MR Credits.

Final Review: The former proposal for Ongoing LEED Philosophy in Business Practices has been replaced with Exemplary Performance for WEc1 Water Use Reduction. However, this credit is earned in IDc1.4.

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Achieved

IDc1.3 Exemplary Performance for MRc2 Construction Waste Management, Divert from Landfill

Preliminary Review: The documentation presents a voluntary seismic upgrade to the building. A narrative, the United States Earthquake Hazards map, and drawings have been provided. The documentation states that the proposed ID credit requires that the building is located in an area of a minimum seismic hazard of 24% g, shall have the seismic code requirements analyzed by a structural engineer, and shall be designed to exceed the seismic code by a minimum of 25%.

However, two issues are noted.

1. LEED-NC v2.1 IDc1.1 CIR (6/7/02 - 6/13/02) which includes seismic upgrades in the proposed strategy states: "Although the project may provide an excellent example of the integration of building reuse and contemporary green building standards, the measures do not in themselves or combined contribute to significant environmental benefits nor extraordinary savings not already recognized in other LEED categories."

2. ID credits are reserved for tenant space strategies as opposed to building strategies.

Additionally, please see the technical advice in IDc1.2. The documentation does not demonstrate compliance for an ID credit.

Final Review: The former proposal for Voluntary Seismic Upgrade has been replaced with Exemplary Performance for MRc2 Construction Waste Management, Divert from Landfill. The guideline for exemplary performance for MRc2 is documented in the LEED-CI Reference Guide as 95%. The documentation that the project diverted from landfill 95.9% of the construction waste meets this guideline.

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Achieved

IDc1.4 Exemplary Performance for WEc1 Water Use Reduction

Preliminary Review: The documentation presents Exemplary Performance for WEc1 Water Use Reduction. The guideline for exemplary performance for WEc1, Water Use Reduction is documented in the LEED-CI v 2.0 Reference Guide Second Edition as a 40% reduction. The documentation in WEc1 that demonstrates a 40.06% water use reduction complies with the Reference Guide criteria.

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Achieved

IDc2 LEED Accredited Professional

Preliminary Review: The LEED Submittal Template declares that a LEED-AP has been a participant on the project development team. A copy of the LEED-AP award certification has been included as required.