AP 6355 Sustainable Building Procedure

Reference: Education Code Section 81800; Public Contracts Code Sections 20650 et seq.; CCR, Title 24: California Building Standard Codes, United States Green Building Council’s Leadership in Energy and Environmental Design Standards

San Joaquin Delta College recognizes that good environmental stewardship entails implementing practices that will support sustainability. In pursuit of this goal, sustainable building procedures will be utilized whenever any new building construction project or major renovation project exceeds 5,000 square feet of occupied space. Design and construction practices shall be used to meet or exceed USGBC’s LEED-Silver standard or an equivalent standard. In cases where it is deemed appropriate and economically feasible, the College may decide to apply the same principles to buildings or major renovation projects of 1,000 to 5,000 square feet of occupied space.

A. New Buildings and Major Renovation Projects

1. At a minimum, all parties involved in the building construction process will consider the following avenues for attaining USGBC’s LEED-silver rating or equivalent:

   a. Sustainable sites
      i. Prerequisite: Construction activity pollution prevention
      ii. Site selection that is sensitive to sustainability principles and existing landscape features and topography
      iii. Development density and community connectivity
      iv. Promoting alternative transportation
      v. Site development that protects or restore habitats and/or maximizes open space)
      vi. Storm water design: quantity and/or quality control
      vii. Heat island effect: non-roof or roof
      viii. Light pollution reduction

   b. Water efficiency
      i. Prerequisite: water use reduction
      ii. Water efficient landscaping
      iii. Innovative wastewater technologies
      iv. Water use reduction

   c. Energy and atmosphere
      i. Prerequisite 1: fundamental commissioning of building energy systems
      ii. Prerequisite 2: minimum energy performance
      iii. Prerequisite 3: fundamental refrigerant management
      iv. Optimized energy performance
      v. On-site renewable energy
      vi. Enhanced commissioning
      vii. Enhanced refrigerant performance

Adopted 06-16-09
AP 6355 Sustainable Building Procedure

viii. Measurement and verification
ix. Green power

d. Materials and resources
   i. Prerequisite: storage and collection of recyclables
   ii. Building reuse: maintain existing walls, floors, roofs and/or existing interior nonstructural elements
   iii. Construction waste management
   iv. Materials reuse
   v. Recycled content
   vi. Regional materials
   vii. Rapidly renewable materials
   viii. Certified wood

e. Indoor environmental quality
   i. Prerequisite 1: minimum indoor air quality performance
   ii. Prerequisite 2: environmental tobacco smoke (ETS) control
   iii. Outdoor air delivery monitoring
   iv. Increased ventilation
   v. Construction indoor air quality management plan: during construction and/or before occupancy
   vi. Low-emitting materials: adhesives, sealants, paints, coatings, flooring systems, composite wood and/or agrifiber products
   vii. Indoor chemical pollutant source control
   viii. Controllability of systems: lighting and/or thermal comfort
   ix. Thermal comfort: design and/or verification
   x. Daylight and views: daylight and/or views

f. As an option, all parties involved may incorporate innovative construction designs and/or designs that address current regional-specific, environmentally-related priorities.

2. In addition to the LEED standards, new and renovated construction should also meet or exceed the current California Code Regulations: Title 24’s chapter 6 for energy conservation standards. For any state funded projects with design commencing after 2011-12, new buildings will outperform Title 24 guidelines by 15 percent and major renovation projects will outperform Title 24 guidelines by 10 percent.
AP 6355 Sustainable Building Procedure

B. Examples of Specific Initiatives for Achieving LEED-Silver Standards

1. Low e-windows
2. Water restrictive toilet fixtures
3. Lighting sensors
4. Sustainable floor coverings and finishes
5. Energy efficient roofing materials and design
6. Durable design to achieve low life cycle costs
7. Integrated systems for heating and cooling, controls, lighting (such as Central Plant Expansion and new Energy Management System)
8. Flexible designs that optimize the use of natural light
9. Forest Stewardship Council Certified lumber
10. Preservation of heritage trees
11. Construction waste management
12. Site lighting designed to reduce night sky pollution
13. Insulating hot water pipes to reduce waste
14. Roofing replacement with energy efficient materials to reduce heat gain and loss
15. Planting native or drought resistant plants at appropriate spaces and according to their natural plant communities
16. Low water consumption fixtures for less usage
17. Use of operable windows in selected areas where security is not a concern
18. Other practices that take advantage of innovations that will achieve the goals of the College’s sustainable building practices

C. Incorporating New Buildings and Renovations with Existing Design Principles

1. All new construction and major renovations shall also consider the history of the college’s existing building structures when designing the exterior façade.

   a. To the greatest extent possible, new and renovated buildings on the Stockton campus will incorporate exterior finishes that match existing buildings in terms of texture and color.

   b. New buildings will also incorporate decorative walls and/or walkways that complement existing features on the campus.

Adopted 06-16-09