Energy Efficiency and Sustainable Construction Standards for State Buildings

Georgia Peach Green Building Rating System

In accordance with the Energy Efficiency and Sustainable Construction Act of 2008 (O.C.G.A. §50-8-18)

June 2013
History and Purpose

• The Energy Efficiency and Sustainable Construction Act of 2008 (the “Act”, codified at O.C.G.A. § 50-8-18)
• Rate and recognize buildings owned or managed by the state that optimize energy performance
• Increase the demand for materials and furnishings produced in Georgia, conserve energy
• Improve the environmental quality in this state, protect the state’s natural resources, and reduce the burden on the state’s water supply
Structure and Management of the Peach Program

• Comprised of an Executive Committee and a Review Committee
• Executive Committee consist of members from the leadership of GSFIC, BOR & GEFA
• The Review Committee consists of three (3) employees of the State of Georgia and Four (4) members from Industry Partners
• Executive Committee may appoint Affiliate Members to the Review Committee
• Review Committee shall meet at least on a quarterly basis

• Questions/Comments? Submit to:
  • Peach Committee Chairman – Gifton Passley, GSFIC
  • Phone – (404) 463-5772
  • Email – georgiapeach@docs.e-builder.net
Peach Award Nomination Submittals

• Submitted by an Authorized Representative of the Using Agency
• Each nomination to be accompanied by check for $1,000 payable to GSFIC
• Submittal Status will be provided within three (3) months of the submission date
• Award will be Certification Letter and Plaque
• Email Submittals in PDF format to Gifton Passley, GSIFC Committee Chairman
• (georgiapeach@docs.e-builder.net)
Why Pursue GA Peach Green Building Certification

- Improves occupant health/quality of life
- Better thermal comfort
- Boosts employee and student productivity
- Better employee retention and attraction
- Reduces long-term operating and occupancy costs
- Elevates student knowledge of sustainability
- Better indoor air quality work environment
- Reduce energy consumption/helps reduce USA demand for foreign energy sources
- Reduces greenhouse gas emissions/smaller carbon footprint
- Saves water resources
- Public award recognition & press release posted on websites
- Use of GA base products to support local economy & jobs
Scope

Construction, Rehabilitation and Maintenance of State-Funded Facilities:

• New construction building projects exceeding 10,000 SF
• A renovation project that is more than 50% of the replacement value of the facility (as determined by the Dept. of Administrative Services Risk Management Division)
• Any change in occupancy
• Any roof replacement project exceeding 10,000 SF
• A commercial interior tenant fir-out project exceeding 10,000 SF of leasable area where the state is intended to be the lessor of such property
• Exception: Any building, regardless of size, that does not have conditioned space as defined by ASHRAE or a state owned building that is on the historical registry or any local, county or municipal building
Rating System Point Scale

**Minimum Requirements**
- Fundamental Commissioning
- Water-Use Reduction
- Georgia-based Materials

**Incentives**
- Additional (Enhanced) Commissioning
- Water-Use Reduction
- Georgia-based Materials & Resources
- Energy Modeling & Life Cycle Cost Analysis

**Total Point Certification Level**
- 12-30 Points =
- 31-50 Points =
- 51-70 Points =
- 71-100 Points =

Mandatory (No Points)
Mandatory (No Points)
Mandatory (No Points)
10 Points
2-20 Points
2-20 Points
5-50 Points
Owner’s Project Requirements

Document that details the following:
• Owner’s expectations & goals
• General project description
• Program objectives, requirements and functions
• Codes and regulations
• General quality of materials & construction
• Occupancy requirement
• Performance criteria/energy efficiency
• Cost (budget considerations & limitations)
• Indoor environmental quality requirements
Basis of Design (BOD)

BOD = The concepts, basis of calculations, decisions and product selections used to meet the OWNER’S PROJECT REQUIREMENTS

- Systems narratives (types of systems & quality of materials)
- Codes & regulations
- Indoor/outdoor design criteria (temperature/humidity)
- Building envelope criteria (thermal performance)
- Life safety requirements
- Noise design criteria
- Indoor air quality criteria
What is Commissioning?

A systematic process of ensuring that systems are designed, installed, functionally tested, documented and capable of being operated and maintained per the design intent and the Owner’s project requirements.

The best benefit is to start Cx early in the design phase (Enhanced Cx) and continue the process through the phases of design, construction and the life of the facility.
Benefits of Commissioning

- Better bid documents
- More accurate budgets
- More “control” of project
- Projects delivered on time
- Fewer change orders
- Fewer warranty issues
- Satisfied Client
Commissioning succeeds when…

• Every team member understands and carries out their responsibilities
• Every team member cooperates and coordinates with each other and third-party agencies

Communication and accountability are essential for effective teamwork – and these are the responsibility of the commissioning authority
Commissioning Plan

- A descriptive “roadmap” of the Cx process for the project
- Outlines the Cx process (organization, schedule, resources, documentation)
- Define Cx scope
- Lists systems to be commissioned
- Details rigor of commissioning
- Cx team roster
- Roles & responsibilities
- Cx team communication & reporting protocols
- Construction observation/Cx Issues Log/ Deficiency Resolution
- Prefunctional checklist requirements
- Functional Performance Test procedures
- Training/O&M procedures
What is Commissioning?

(Validates the “design”?!)

Commissioning

“retro”; “re”; or “ongoing” Cx

Commissioning validates the design!
That the design works and meets the “design intent”

Design

Intent

Design

Construction

O & M

That the construction is installed correctly per the “design”

“Inspections” validate construction

This is not commissioning!

Changing Needs
Water Use Reduction - Mandatory

- Minimum reduction in water use 15% less than current adopted minimum International Plumbing Code baseline water usage
- Strategies
  - Utilize “high-efficiency” plumbing fixtures
  - Low flow urinals 1/8 GPF
  - Waterless urinals
  - Sensor faucets with 0.5 GPM aerators
  - Sensor faucets with 0.3 GPM aerators
  - Low flow toilets with 1.1-1.28 GPF
  - Dual-flush toilets 1.6/0.8 GPF
  - Low flow shower heads 1.8/1.5/1.0 GPM
  - Low flow kitchen faucets 1.8 GPM
Georgia-based Materials & Products - Mandatory

• Required – min 10% of all building materials used
• Qualifying products harvested, extracted or manufactured within Georgia
• Strategies
  • Establish project goals
  • Identify materials & suppliers
  • Submittal review for verification
  • Construction review for verification
  • GC to track materials & cost of products
  • GC provides documentation
• Project Costs
  • Default Materials Value (DMV)
    • DMV based on construction costs (work Divisions 2-10 only)
    • Apply a 45% factor to total construction cost (includes labor & equipment) ex: DMV=total construction cost x 0.45
  • Actual Materials Value (AMV)
    • AMV=actual materials cost (Divisions 2-10 only, excludes labor & equipment)
Incentive - Enhanced Commissioning

Value = 10 Points

• 2 Design peer reviews (50% CDs, 95% CDs) – Document Review Log with responses, track resolution
• Independent submittal review of commissioned systems
• MEP Systems Manual
• O&M and Occupant Training Verification
## Incentive – Water Use Reduction

Baseline – 15% less than current adopted minimum International Plumbing Code requirements

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<th>Water-Use Reduction Percentage</th>
<th>Points Earned</th>
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## Incentive – Georgia-based Materials & Products

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### Incentive – Energy Modeling & Life Cycle Cost Analysis

#### 5 to 50 Points

**Energy Modeling**
- Computer simulation of building envelope & MEP systems
- Comparison – “baseline” building per Current Adopted International Energy Code (ASHRAE 90.1) vs “proposed” building per ASHRAE 90.1

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Life Cycle Cost Analysis

• "Simple" payback analysis
  • Payback 7 years max without performing further analysis
• Computer simulation analysis comparing "baseline" project with "proposed" project
  • Payback 10 years max (higher first cost offset by lower operating costs & maintenance)
• Checklist forms
GA Peach Application Submittals

• Mandatory
  • Executive Project Summary
  • Commissioning Checklist
  • Water-use Reduction Checklist
  • GA-based Materials & Products Checklist

• Incentives
  • Additional (Enhanced) Commissioning Checklist
  • Water-use Reduction Checklist
  • GA-based materials & Products Checklist
  • Energy Modeling Checklist
  • Life Cycle Cost Analysis
Executive Project Summary

- Building/facility outlining the scope
- Number of Stories
- Gross Square Footage
- Stated Cost Limitation
- Project Duration
- Other Key Characteristics/Information of the Building/Facility/Building Photos (4 max)
- Primary Point of Contact (name, phone #, email)
- Design & Construction Team Key Members (Design Professionals of Record – Architect, MEP Engineers; General Contractor, MEP subcontractors)
Resources

- GA Peach Rating System – [http://www.dca.state.ga.us/](http://www.dca.state.ga.us/)
- AABC Commissioning Group – [www.commissioning.org](http://www.commissioning.org)
- Building Commissioning Association – [www.bcxa.org](http://www.bcxa.org)
- California Commissioning Collaborative (CCC) – [www.cacx.org/](http://www.cacx.org/)
Water-Use Reduction

• The Environmental Protection Agency’s “Water Sense” Label identifies plumbing fixtures and fittings that effectively meet the 15 percent reduction in water use when compared to water use based on plumbing fixture selection in accordance with the current adopted International Plumbing Code http://www.iccsafe.org/cs/PMG/Pages/default.aspx

• U.S. Environmental Protection Agency’s Water Use Efficiency Program: http://www.epa.gov/owm/water-efficiency/
Georgia-based Materials & Products

• Georgia Dept. of Economics Development Manufacturing Homepage: http://www.georgia.org/Business/Industries/Manufacturing.htm

• Georgia Dept. of Economic Development Manufacturing Directory: http://georgiafacts.net/location/manufacturing.aspx?s=0.0.5.30.13

• Georgia Dept. of Economic Development’s Manufacturing Directory with Environmentally Preferable Purchasing designations: http://georgiafacts.net/net/location/manufacturing/aspx?s=0.0.5.3013&TypeID=70200

• Georgia Forestry Commission’s Forest Marketing and Forest Products Directory: http://www.gfc.state.ga.us
Energy Modeling & Life Cycle Cost Analysis Resources

- **DOE process for commercial energy compliance:**

- **Energy Modeling Software:**
  - eQuest: [http://www.doe2.com/equest](http://www.doe2.com/equest)
  - Carrier “Hourly Analysis Program” (HAP): [http://www.commercial.carrier.com/commercial/hvac/general/0,,CLI1_DIV12_ETI11936,00.html](http://www.commercial.carrier.com/commercial/hvac/general/0,,CLI1_DIV12_ETI11936,00.html)

- **Life Cycle Cost Analysis Software:**
  - ASTM standard for LCC: [http://www.astm.org/Standards/E917.htm](http://www.astm.org/Standards/E917.htm)
  - Building Life-Cycle Cost (BLCC): [http://www1.eere.energy.gov/femp/program/lifecycle.html](http://www1.eere.energy.gov/femp/program/lifecycle.html)
  - Federal Energy Management Program (FEMP), Building Life-Cycle Cost (BLCC) Programs: [http://www1.eere.energy.gov/femp/information/download_blcc.htm#blcc5](http://www1.eere.energy.gov/femp/information/download_blcc.htm#blcc5)
PEACH PLAQUE

Georgia Peach
GREEN BUILDING RATING SYSTEM