

14. BUILD BETTER BUILDINGS POLICY AND LEED®

14.1 BUILD BETTER BUILDING POLICY

1. The Government of Newfoundland and Labrador's Build Better Buildings Policy came into effect in September 2010. The policy requires that new buildings, and renovations over a certain size and cost, must be built sustainably. The policy applies to all provincially-funded infrastructure projects, and can be found on www.gov.nl.ca, along with a guideline for using the policy.

14.2 LEED®

1. A preliminary LEED® Score Card shall be completed to assess the viability of committing the design and financial efforts required for a LEED® project as defined by the Build Better Buildings Policy. In cases where LEED® is deemed to not be viable, an exemption must be requested to exclude the project from the requirements of the BBB. The exemption is to be written by the Client Department and submitted to the Build Better Buildings Assessment Committee.
2. The design team is directed to the “Build Better Buildings Policy” (BBB) and the “Guide to Implementing the Build Better Buildings: for more information on the implementation of the BBB and LEED® for projects.
 - a. <http://www.nr.gov.nl.ca/nr/publications/energy/betterbuildingspolicy.pdf>
 - b. http://turnbackthetide.ca/whatsnew/bbb_implementation_guide.pdf

14.3 LEED® REQUIREMENTS

1. Leadership in Energy and Environmental Design (LEED®) is a Green Building Rating System administered by the Canada Green Building Council (CaGBC). The system is based on a credit system, where credits are divided amongst five categories; Sustainable Sites, Water Efficiency, Energy Efficiency, Material Selection and Indoor Environmental Quality.
2. The importance and impact of each credit is gauged by the number of points available for achieving the credit, which varies from credit to credit. Both the requirements and potential points for each credit are described in the current LEED® reference manual (see below).

There are four distinct levels of LEED® certification; Certified, Silver, Gold and Platinum. To obtain each level, a building must obtain a number of points as defined in the current LEED® reference manual, available through the CaGBC website.

3. LEED® is a system which focuses on the design and construction of buildings which promote the health of both the environment and the building's occupants. As environmental stewardship is important to the Government of Newfoundland and Labrador, LEED® certification is required for projects that fall within the requirements of the Build Better Buildings (BBB) Policy. All members of the project team are required to be active in the pursuit of LEED® certification for successful results. Project team will follow the principles and structure of the Integrated Design Approach, which is a key step in a successful LEED® certification result.
4. Design and Construction Managers should reference:
 - a. Guide for Using the BBB for information on the process of implementing LEED® on building projects
 - b. CaGBC website
 - c. LEED® reference guides
 - d. LEED® certification duties as required for the project
5. All documentation shall be completed, complied, and submitted in a timely manner
6. A copy of the final submittal to the Canada Green Building Council shall be supplied to TW in paper and Adobe (.pdf) formats. The (.pdf) copy shall be bound so that only one file is to be transmitted
7. The Consultant shall provide updates to TW on a bi-weekly basis, which shall include at a minimum:
 - a. status of credits/points achieved
 - b. factors limiting the achievement of any points planned for the project
 - c. issues with documentation submittal from all parties