



PROJECT ADDRESS: _____

COMMERCIAL ≥ 50,000 SQUARE FEET						
Responsible Party	DESCRIPTION AND REQUIRED DOCUMENTS TO BE REVIEWED	MANDATORY	Enter points for each option selected	Allowable Points	Plan Review	Final Inspection
SITE DEVELOPMENT AND LAND USE 15 POINTS						
Design Professional (Civil)	Construction Activity Pollution Prevention (SWPPP Plan)			1		FI
	1. SWPPP Plan					
	2. Affidavit for less than 1 acre					
Owner	Site Selection			1	PR	
	Confirmation letter from the owner that the project has met these requirements. Not on prime farmland. Not on previous undeveloped land that is below 5 feet above the 100 year flood elevation per FEMA. Not on a habitat for any endangered or critical species. Not within 100 feet of any wetlands. Not within 50 feet of water body (lakes or rivers) per Clean Water Act or not on public parkland.					
Owner or Design Professional	Development Density & Community Connectivity			1	PR	
	OPTION 1: Development Density - provide a site plan showing the site and adjacent buildings. Include density					
	OPTION 2: Community Connectivity - provide site plan or aerial photo within 1/2 mile radius with 10 basic services indicated on drawing. Include complete listing of each business name and type for services. Show residential zone or neighborhood					

Owner or Design Professional	Brownfield Redevelopment			1	PR	
	Letter from EPA or City verifying the site was a Brownfield					
Owner or Designated Professional	Alternative Transportation: Public Transportation Access			1	PR	
	Site plans should indicate two (2) DART bus routes with 1/4 mile of bldg or location of DART Rail Station within 1/2 mile of bldg. Can be a separate plan					
Owner or Designated Professional	Alternative Transportation: Bicycle Storage & Changing Rooms			1	PR	
	1. Site plans should show bicycle racks for 5% of FTE within 200 yards of building entries; and provide a floor plan showing the changing rooms and showers for .5% of the FTE.					
	2. For multifamily facilities, provide covered storage facilities for securing bicycles for 15% of building occupants					
Owner or Design Professional	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles			1	PR	
	OPTION 1: Provide low-emitting and fuel efficient vehicles for 3% of FTE occupants and provide preferred parking for these vehicles					
	OPTION 2: Provide preferred parking for low-emitting and fuel efficient vehicles for 5% of the total vehicle parking capacity of the site					
	OPTION 3: Install alternative-fuel refueling stations for 3% of total vehicle parking capacity of the site					
Design Prof. (Civil) or Owner	Alternative Transportation: Parking Capacity			1	PR	
	OPTION 1: Non-Residential. Do Not Exceed local parking requirements. Provide preferred carpool parking for 5% of total parking spaces					
	OPTION 2: Non-Residential. Provide parking for less than 5% of FTE building occupants and vanpool or carpool parking (marked as such) for 5% of total parking spaces					
	OPTION 3: Residential. Do Not Exceed local codes and support programs such as car-share and rideshare services					
	OPTION 4: All. Provide No new parking					

Design Prof. (Civil or LA)	Site Development: Protect or Restore Habitat			1		FI
	1. Site plan to show bldg area, grading, boundaries & previous development					
	a. Greenfield site, limit all site disturbance to 40 ft beyond bldg perimeter, 10 ft beyond surface parking, walkways, patios and utilities less than 12 inches in diameter; 15 ft beyond primary roadway curbs and utility trenches, 25 ft of beyond constructed areas with permeable surfaces, storm water detention facilities and					
	b. Previous developed sites: restore or protect a minimum of 50% of site landscaped area with native vegetation					
	c. Zero Lot Line sites: 20% of site to be landscaped					
Design Prof. (Civil or LA)	Site Development: Maximize Open Space			1	PR	
	OPTION 1 : Local code/open space should exceed 25%.					
	OPTION 2 : No code, open space equal to building footprint					
	OPTION 3 : Local code / No open space requirement-open space should be 20% of site					
Design Prof. (Civil or LA)	Stormwater Management: Quantity Control			1	PR	
	Provide completed template					
Design Prof. (Civil or LA)	Stormwater Design: Quality Control			1	PR	
	Provide completed template					
Design Prof. (LA)	Heat Island Effect: Non-Roof			1		FI
	OPTION 1 : Provide any combination of the following for 50% of site hardscape-including roads, sidewalks, courtyards & parking					
	a. Shade (within 5 years of occupancy)					
	b. Paving material with an SRI of at least 29.					
	c. Open grid pavement system					
	OPTION 2 : Site plan that shows that 50% of parking is covered or in a parking garage. Roof used to cover parking must have an SRI of at least 29					

Design Prof. (Architect)	Heat Island Effect: Roof			1	PR	
	OPTION 1 : 75% of roof materials to be:					
	SRI 78 for a slope < than 2:12 (low- slope roof) or					
	SRI 29 for a slope > than 2:12 (steep-sloped roof)					
	OPTION 2 : 50% vegetated roof (green roof)					
	OPTION 3 : Combination of 1 & 2 (Area of SRI roof/0.75)+ (Area of vegetated roof/.05) is greater than total roof area					
Design Prof. (MEP, Civil, LA)	Light Pollution Reduction			1	PR	
	Provide completed template					
	WATER EFFICIENCY 5 POINTS					
Design Prof. (LA)	Water Efficient Landscaping: Reduce by 50%			1	PR	
	Provide completed template					
Design Prof. (LA)	Water Efficient Landscaping: No Potable Use or Reduced Irrigation			1	PR	
	Provide completed template					
Design Prof. (MEP)	Innovative Wastewater Technologies			1	PR	
	Provide completed template					
Design Prof. (MEP)	Water Use Reduction: 20% Reduction (Per Dallas Ordinance section 4303.4.1.1 Water Use - 20% better than Dallas Plumbing Code)	YES		1	PR	
	Provide completed template					
Design Prof. (MEP)	Water Use Reduction: 30% Reduction			1	PR	
	Provide completed template					

ENERGY AND ATMOSPHERE 27 POINTS						
Design Prof. (CxA)	Fundamental Commissioning of the Building Energy Systems			1		FI
	Commissioning process to be completed for the following energy related systems at a minimum: HVAC&R, Lighting & Daylight Controls, Domestic Hot Water, Renewable Energy Systems					
	1. Complete Owner's Project Requirements (OPR) and Basis of Design (BOD) documentation					
	2. Create a Commissioning Plan and incorporate it into the Construction Documents					
	3. Verify installation and performance of commissioned systems					
	4. Complete Commissioning Report					
Design Prof. (MEP)	Minimum Energy Performance (LEED 2009)			1	PR	
	Option 1: Whole Building Energy Simulation: Demonstrate a 10% improvement in the proposed building performance rating for new buildings, compared with the baseline building performance rating.					
	Option 2: Prescriptive Compliance Path: ASHRAE Advance Energy Design Guide					
	Option 3: Prescriptive Compliance Path: Advanced Buildings Core Performance Guide					
Design Prof. (MEP)	Fundamental Refrigerant Management			1	PR	
	Specify new HVAC equipment that uses NO CFC REFRIGERANTS					
Design Prof. (MEP)	Optimize Energy Performance (LEED 2009)			1-19	PR	
	Option 1 : Whole Building Energy Simulation Model (ASHRAE 90.1-2007).					
	Option 2 : Prescriptive Compliance Path (ASHRAE Energy Design Guide)					
	Option 3 : Prescriptive Compliance Path (Advanced Buildings Core Performance Guide.					
Design Prof. (MEP)	On-Site Renewable Energy			1	PR	
	Use on-site renewable energy to offset building energy use. (Eligible types of renewable energy include: solar, photovoltaic ,wind, geothermal heating and electric, biomass, bio-gas and low impact hydro electric). Provide documentation to support the following:					
	Option 1: Achieve a 2.5% in bldg annual energy savings					
	Option 2: Achieve a 7.5% in bldg annual energy savings					
	Option 3: Achieve a 12.5% in bldg annual energy savings					

Design Prof. (CxA)	Enhanced Commissioning			1		FI
	Commissioning process to be completed for the following energy related systems at a minimum: HVAC&R, Lighting & Daylight Controls, Domestic Hot Water, Renewable Energy Systems.					
	1. Complete one commissioning design review of the OPR and BOD prior to mid construction documents and back check the review comments following design.					
	2. CxA to review contractor submittals applicable to systems being commissioned for compliance with OPR and BOD.					
	3. Create a systems manual that provides future operating staff the information needed to understand and optimally operate the commissioned systems.					
	4. CxA to verify that Operations & Maintenance staff members have been trained in the operations of building systems.					
	5. The CxA to verify that a building systems review with Operations & Maintenance staff will occur within 10 months of substantial completion, and include a plan for resolution of outstanding issues.					
Design Prof. (MEP)	Enhanced Refrigerant Management			1	PR	
	OPTION 1: Do not use refrigerants					
	OPTION 2: Select refrigerants and HVAC&R that minimizes or eliminates the emission of CFC's or HCFC's. Total refrigerant impact per ton is equal to or less than 100 to meet compliance.					
Design Prof. (MEP)	Measurement & Verification			1		FI
	OPTION A: IPMVP Option D; Calibrated Simulation (Savings Estimation Method2)					
	OPTION B: IPMVP Option B: Energy Conservation Measure isolation					

Owner or designated professional	Green Power			1	PR	
	1. Provide a copy of the contract with a Green Renewable Energy Provider or REC Certificates from a Green Renewable Energy Provider					
	2. Contract to be a 2 year contract for Renewable Energy (35% of total energy) or a 4 year contract for Renewable Energy (70% of total energy).					
	MATERIALS AND RESOURCES 11 POINTS					
Owner or designated professional	Storage & Collection of Recyclables			1	PR	
	Plans to indicate what rooms will have recycling and what products will be recycled.					
	Include paper, plastic, metal, glass & cardboard at a minimum.					
	Building Reuse: N/A					
General Contractor	Construction Waste Management: Divert 50% From Disposal			1		F1
	Provide completed template					
General Contractor	Construction Waste Management: Divert 75% From Disposal			1		F1
	Provide completed template					
Design Prof. (Architect)	Materials Reuse: 5%			1		F1
	Provide completed template					
Design Prof. (Architect)	Materials Reuse: 10%			1		F1
	Provide completed template					
General Contractor	Recycled Content: 10% (post-consumer + 1/2 pre-consumer)			1		F1
	Provide completed template					
General Contractor	Recycled Content: 20% (post-consumer + 1/2 pre-consumer)			1		F1
	Provide completed template					
General Contractor	Regional Materials: 10% Extracted, Processed & Manufactured Regionally			1		F1
	Provide completed template					
General Contractor	Regional Materials: 20% Extracted, Processed & Manufactured Regionally			1		F1
	Provide completed template					

General Contractor	Rapidly Renewable Materials			1		F1
	Provide completed template					
General Contractor	Certified Wood			1		F1
	Provide completed template					
INDOOR ENVIRONMENTAL QUALITY 17 POINTS						
Design Prof. (MEP)	Minimum IAQ Performance			1	PR	
	1. Complies with ASHRAE 62.1-2004 Ventilation for Acceptable Indoor Air Quality.					
	2. For naturally ventilated spaces refer to LEED NC 2.2.					
Owner or designated Professional	Environmental Tobacco Smoke (ETS) Control			1	PR	
	OPTION 1: Prohibit Smoking - 25 feet from bldg entries, air intakes, operable windows.					
	OPTION 2: Designated Areas- Post Signage. (Indoor smoking prohibited per Dallas City Ordinance 27440)					
Design Prof. (MEP)	Outdoor Air Delivery Monitoring			1	PR	
	1. Provide narrative describing the project's ventilation design and CO2 monitoring system.					
	2. Provide drawings documenting location, quantity and type of installed monitors.					
Design Prof. (MEP)	Indoor Environmental Air Quality, Increased Ventilation			1	PR	
	1. Confirm design exceeds by 30% as required by ASHRAE 62.1-2004 as determined by EQ prerequisite 1.					
	2. Naturally ventilated spaced - refer to LEED NC 2.2 requirements and comply with ASHRAE 62.1-2004					
General Contractor	Construction IAQ Management Plan - During Construction			1		FI
	Provide completed template					
General Contractor	Construction IAQ Management Plan - Before Occupancy			1		FI
	Provide completed template					

General Contractor	Low-Emitting Materials: Adhesives & Sealants			1		FI
	Provide completed template					
General Contractor	Low-Emitting Materials: Paints & Coatings			1		FI
	Provide completed template					
General Contractor	Low-Emitting Materials: Carpet Systems			1		FI
	Provide completed template					
General Contractor	Low-Emitting Materials: Composite Wood/ Agrifiber Products			1		FI
	Provide completed template					
Design Prof. (Architect)	Indoor Chemical & Pollutant Source Control			1	PR	
	Provide completed template					
Design Prof. (MEP)	Controllability of Systems: Lighting			1	PR	
	1. Provide individual lighting controls for 90% (minimum) of building occupants; and					
	2. Provide lighting system controllability for all shared multi-occupant spaces to enable lighting adjustment that meets group needs and preferences.					
Design Prof. (MEP)	Controllability of Systems: Thermal Comfort			1	PR	
	To qualify for the credit provide individual comfort controls for 50% (minimum) of the building occupants					
	Indicate on plans thermal controls for all multi-shared rooms, private offices and open plan areas.					
Design Prof. (MEP)	Thermal Comfort: Design			1	PR	
	HVAC System and Bldg Envelope to comply with ASHRAE 55-2004, Thermal Comfort Conditions for Human Occupancy (Section 6.1.1 Documentation).					
Design Prof. (MEP)	Thermal Comfort: Verification			1	PR	
	Owner to conduct comfort survey within 6-18 months after occupancy. If 20% of occupants are dissatisfied, owner agrees to make a corrective action plan per ASHRAE 55-2004					
Design Prof. (Architect)	Daylight & Views: Daylight 75% of Spaces			1	PR	
	Provide completed template					
Design Prof. (Architect)	Daylight & Views: Views for 90% of Spaces			1	PR	
	Provide completed template					

