

Instructions and Metrics Definitions

Instructions

The following instructions are designed to help in the planning and design of any new facility that exceeds 5,000 square feet in size using the LEED GP Checklist. The checklist is designed to ensure each Guiding Principle is incorporated into every new facility in accordance with the Executive Orders 13423 and 13514 and the Energy Independence and Security Act of 2007 (EISA). The checklist was created to align with the LEED certification system. The current LEED checklist is a familiar planning and design tool used nationally and by many of the same Architect and Engineering firms that will be tasked with designing BLM facilities. The Guiding Principle (GP) metrics were added to the existing LEED checklist to give the design team a clear goal in what metrics are required and what metrics may be achieved in addition to the required GP metrics. Many of the same GP metrics are included in the LEED checklist and by achieving the GP requirements over 75% of the LEED requirements will have been met. It is encouraged to pursue the LEED certification if life cycle effective.

- General Information
 - There are 7 categories in the LEED GP Checklist:
 - Site Sustainability
 - Water Efficiency
 - Energy & Atmosphere
 - Materials and Resources
 - Indoor Environmental Quality
 - Innovation/process
 - Regional
 - The 7 categories are broken into 5 areas:
 - Reference LEED Credit Number
 - Reference Guiding Principle Metric
 - Credit/Requirement Description
 - Tracking
 - Project Phase Matrix
 - Unless there is a documented waiver for a specific element, all elements within a guiding principle must be met to receive credit for the guiding principle, and all the *Guiding Principles* must be met to achieve compliance.
 - All the Required Federal Guidelines marked as YES must be met.
- Categories
 - Site Sustainability – The selection of the site location and how that impacts the local ecosystem and surrounding community. There are 4 required GP’s in this category, however additional LEED credits are easily achievable in the category that will be both environmentally friendly and have building lifecycle benefits.
 - Water Efficiency – The wise use of potable and non-potable water. There are 2 required GP’s required in the category. Additional points can be achieved without any additional costs to the project.

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- Energy and Atmosphere – The wise design of electrical and mechanical systems that produces a more energy efficient and environmentally friendly facility. There are 11 GP requirements in this category. Additional points can be achieved through renewable energy and building improvements. The additional measures will increase project scope and cost, but the decrease in the operational expenses related to the improvements will offset the initial investment over its lifecycle.
- Materials and Resources – Building material choices and recycling of construction waste and the use of recycled materials has an immense impact on a project and the environment as a whole. There are 8 GP requirements in this category. Additional points can be achieved through some thoughtful planning. There could be some additional costs associated with additional points and a few will have an effect on life cycle costs.
- Indoor Environmental Quality – Ensuring that a facility is both environmentally healthy and physically pleasing for the working and visiting personnel. This category has 13 GP requirements. There are a few potential LEED measures that can be achieved through little additional investment. However, the remaining LEED measures will have little effect on reducing expected O & M expenses.
- Innovation/Process – The purpose of this category is to recognize projects for innovated building features and sustainable knowledge. There are 4 GP requirements in this category. The importance of a cross functional team of professionals cannot be understated. The planning phase is the most important part of a successful sustainable project and the progress made in this phase will have a dramatic impact on how sustainable a project can be.
- Regional - To provide an incentive for the achievement of credits that address geographically-specific environmental priorities. Points are earned through achievable metrics that are locally identified through the project location zip code. There are no GP's identified for this category. However, additional points are achievable depending on location and type of credits available.
- Areas
 - Reference LEED Credit Number – Reference credit for each LEED measure as described in the LEED reference guide.
 - Reference Guiding Principle Metric – Applicable reference for each Guiding Principle.
 - Credit/Requirement Description – description as described in the Guiding Principles and LEED reference guide.
 - Tracking – broken into 3 sections:
 - Required Federal Guidelines – identifies the item as a required measure.
 - Total Possible LEED Points – identifies the possible points that can be achieved for each credit. Prerequisite credits are not scored. All GP credits are required.
 - Guiding Principles Points – pre-identified points are scored in the highlighted cells. The total required GP points add to 30. The LEED certification requires 40 points. As LEED credits are achieved, add those credits to this column.
 - Project Phase Matrix – broken into 5 sections. The 5 sections identify where a metric may be achieved. In what phase a metric might be achieved is identified by a P for primary and an S for secondary.

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Site Sustainability

Achieve Pre-Development Hydrology (EISA 2007, Sec 438)

- Section 438 - Storm Water Runoff Requirement for Federal Development Projects

Provides guidelines for facility related projects with a foot print exceeding 5,000 square feet.

Construction Activity Pollution Prevention Required (MOU, Sec III)

Stormwater Design—Quantity Control (MOU, Sec III)

Stormwater Design—Quality Control (MOU, Sec III)

- MOU Sec III - Protect and Conserve Water

Employ design and construction strategies that reduce [storm water runoff](#) and discharges of polluted water offsite. Per [Energy Independence and Security Act Section 438](#) (PDF), to the maximum extent technically feasible, maintain or restore the predevelopment hydrology of the site with regard to temperature, rate, volume, and duration of flow using site planning, design, construction, and maintenance strategies.

Water Efficiency

Water Use Reduction, 20% Reduction (MOU, Sec III)

- MOU Sec III - Protect and Conserve Water

[Indoor Water](#). Employ strategies that in aggregate use a minimum of 20 percent less potable water than the indoor water use baseline calculated for the building, after meeting the EPA Act 1992, [Uniform Plumbing Codes](#) 2006, and the International Plumbing Codes 2006 fixture performance requirements. The installation of water meters is encouraged to allow for the management of water use during occupancy. The use of harvested rainwater, treated wastewater, and air conditioner condensate should also be considered and used where feasible for nonpotable use and potable use where allowed.

Water Efficient Landscaping Reduce by 50% (MOU, Sec III)

- MOU Sec III - Protect and Conserve Water

[Outdoor Water](#). Use water efficient landscape and irrigation strategies, such as water reuse, recycling, and the use of harvested rainwater, to reduce outdoor potable water

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consumption by a minimum of 50 percent over that consumed by conventional means (plant species and plant densities). The installation of water meters for locations with significant outdoor water use is encouraged.

Energy & Atmosphere

Achieve "Designed to Earn the Energy Star" rating (MOU, Sec II)

- MOU Section II - Optimize Energy Performance

Energy Efficiency. Establish a whole building performance target that takes into account the intended use, occupancy, operations, plug loads, other energy demands, and design to earn the ENERGY STAR® targets for new construction and major renovation where applicable. For new construction, reduce the energy use by 30 percent compared to the baseline building performance rating per the American National Standards Institute (ANSI)/American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE)/Illuminating Engineering Society of North America (IESNA) [Standard 90.1-2007, Energy Standard for Buildings Except Low-Rise Residential](#). For major renovations, reduce the energy use by 20 percent below pre-renovations 2003 baseline. Laboratory spaces may use the [Labs21 Laboratory Modeling Guidelines](#). Use [ENERGY STAR®](#) and [FEMP-designated Energy Efficient Products](#), where available.

Solar Hot Water Heater System - min 30% demand (EISA 2007, Sec 523)

- Section 523 - Standard relating to Solar Hot Water Heaters

Amends ECPA by adding: “if lifecycle cost-effective, as compared to other reasonable available technologies, not less than 30 percent of the hot water demand for each new Federal building or Federal building undergoing a major renovation be met through the installation and use of solar water heaters.

Install Advanced Metering (MOU Sec II, EISA 2007 Sec 434, EPAAct 2005 Sec 103)

- MOU Section II - Optimize Energy Performance

Measurement and Verification. Per the [Energy Policy Act of 2005 \(EPAAct 2005\)](#) Section 103, install building level electricity meters in new major construction and renovation projects to track and continuously optimize performance. Per EISA Section 434, include equivalent meters for natural gas and steam, where natural gas and steam are used.

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- EISA 2007, Section 434 – Management of Federal Building Efficiency

Requires any large capital investment in an existing building that is not a major renovation to include energy efficient designs, systems, etc. Provides a process for the review of each action and requires an OMB compliance report to Congress. Metering – not later than October 1, 2015 – each agency shall provide for equivalent metering of natural gas and steam.

- Energy Policy Act of 2005, Section 103

Requires electrical energy use in Federal buildings is metered with advanced meters "...for the purposes of efficient energy use and reduction in the cost of electricity used in such buildings..." by October 1, 2012. Advanced meters or metering devices must upload stored data at least daily and measure the consumption of electricity at least hourly.

Reduction in Fossil Fuel Generated Energy Consumption (EISA 2007, Sec 433)

- Section 433 – Federal Building Energy Efficiency in Federal Buildings

New Federal buildings and Federal buildings undergoing major renovations are designed such that fossil fuel-generated energy consumption is reduced (as compared with such energy consumption by a similar building in fiscal year 2003) by the percentages shown in the following table:

Fiscal Year	Percent Reduction in Fossil Fuel Consumption
2010	55
2015	65
2020	80
2025	90
2030	100

Data Center Energy Consumption (EISA 2007, Sec 453, EO 13514, Section 2(i)(v))

- Section 453 – Energy Efficiency for Data Center Buildings

Federal agencies are required to implement best management practices for the energy-efficient management of data servers and Federal data centers (this includes server virtualization and energy-efficient HVAC system implementation). Virtualization consists of a software solution that allows a single server processor to act as if it were multiple server processors. Typical processor utilization is in the range of 5% to 15% - virtualization enables processor utilization to be raised into the 85% to 90% range. This allows fewer physical processors to do the same work, reducing overall energy consumption – ratios of reductions in physical servers can be from 7:1 to as much as 30:1 - see http://www.bchydro.com/powersmart/commercial/data_centre_and_server.html for more information.

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- E.O. 13514 – Section 2 Goals for Agencies

(i) Promote electronic stewardship, in particular by: (v) implementing best practices for energy efficient management of servers and Federal data centers.

Reduce Energy Consumption Levels by at least 30% (MOU Sec II/EPAct 2005)

- MOU Section II - Optimize Energy Performance

Energy Efficiency. Establish a whole building performance target that takes into account the intended use, occupancy, operations, plug loads, other energy demands, and design to earn the ENERGY STAR® targets for new construction and major renovation where applicable. For new construction, reduce the energy use by 30 percent compared to the baseline building performance rating per the American National Standards Institute (ANSI)/American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE)/Illuminating Engineering Society of North America (IESNA) [Standard 90.1-2007, Energy Standard for Buildings Except Low-Rise Residential](#). For major renovations, reduce the energy use by 20 percent below pre-renovations 2003 baseline. Laboratory spaces may use the [Labs21](#) Laboratory Modeling Guidelines. Use [ENERGY STAR®](#) and [FEMP-designated Energy Efficient Products](#), where available.

- Energy Policy Act of 2005, Section 109, Building Performance Standards

Federal buildings (commercial or residential) must be designed so they consume 30% less energy (20% less for renovations) than buildings that meet the requirements of ASHRAE 90.1-2004 or the 2004 IECC (International Energy Conservation Code), where life-cycle cost effective.

Fundamental Commissioning of Building Energy Systems (MOU Sec I)

- MOU Section I - Commissioning

Commissioning. Employ commissioning practices tailored to the size and complexity of the building and its system components in order to verify performance of building components and systems and help ensure that design requirements are met. This should include an experienced commissioning provider, inclusion of commissioning requirements in construction documents, a commissioning plan, verification of the installation and performance of systems to be commissioned, and a commissioning report.

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Minimum Energy Performance (MOU Sec II)

- MOU Section II - Optimize Energy Performance

[Energy Efficiency](#). Establish a whole building performance target that takes into account the intended use, occupancy, operations, plug loads, other energy demands, and design to earn the ENERGY STAR® targets for new construction and major renovation where applicable. For new construction, reduce the energy use by 30 percent compared to the baseline building performance rating per the American National Standards Institute (ANSI)/American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE)/Illuminating Engineering Society of North America (IESNA) [Standard 90.1-2007, Energy Standard for Buildings Except Low-Rise Residential](#). For major renovations, reduce the energy use by 20 percent below pre-renovations 2003 baseline. Laboratory spaces may use the [Labs21](#) Laboratory Modeling Guidelines. Use [ENERGY STAR®](#) and [FEMP-designated Energy Efficient Products](#), where available.

Fundamental Refrigerant Management (MOU Sec V)

- MOU Section V - Reduce Environmental Impact of Materials

[Ozone Depleting Compounds](#). Eliminate the use of ozone depleting compounds during and after construction where alternative environmentally preferable products are available, consistent with either the [Montreal Protocol](#) and Title VI of the [Clean Air Act](#) Amendments of 1990, or equivalent overall air quality benefits that take into account lifecycle impacts.

30% New Buildings or 26% Existing Building Renovations (MOU Sec II)

- MOU Section II - Optimize Energy Performance

[Energy Efficiency](#). Establish a whole building performance target that takes into account the intended use, occupancy, operations, plug loads, other energy demands, and design to earn the ENERGY STAR® targets for new construction and major renovation where applicable. For new construction, reduce the energy use by 30 percent compared to the baseline building performance rating per the American National Standards Institute (ANSI)/American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE)/Illuminating Engineering Society of North America (IESNA) [Standard 90.1-2007, Energy Standard for Buildings Except Low-Rise Residential](#). For major renovations, reduce the energy use by 20 percent below pre-renovations 2003 baseline. Laboratory spaces may use the [Labs21](#) Laboratory Modeling Guidelines. Use [ENERGY STAR®](#) and [FEMP-designated Energy Efficient Products](#), where available.

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Enhanced Refrigerant Management (MOU Sec V)

- MOU Section V - Reduce Environmental Impact of Materials

Environmentally Preferable Product. Use products that have a lesser or reduced effect on human health and the environment over their lifecycle when compared with competing products or services that serve the same purpose. A number of standards and ecolabels are available in the marketplace to assist specifiers in making environmentally preferable decisions. For recommendations, consult the [Federal Green Construction Guide for Specifiers](#).

Ozone Depleting Compounds. Eliminate the use of ozone depleting compounds during and after construction where alternative environmentally preferable products are available, consistent with either the [Montreal Protocol](#) and Title VI of the [Clean Air Act](#) Amendments of 1990, or equivalent overall air quality benefits that take into account lifecycle impacts.

Materials and Resources

Preferential use of EPA designated Recovered Material Products (MOU Sec V)

- MOU Section V - Reduce Environmental Impact of Materials

Recycled Content. Per Section 6002 of the [Resource Conservation and Recovery Act \(RCRA\)](#) (PDF), for EPA-designated products, specify products meeting or exceeding EPA's recycled content recommendations. For other products, specify materials with recycled content when practicable. If EPA-designated products meet performance requirements and are available at a reasonable cost, a preference for purchasing them shall be included in all solicitations relevant to construction, operation, maintenance of or use in the building. EPA's recycled content product designations and recycled content recommendations are available on [EPA's Comprehensive Procurement Guideline](#) website.

Preferential use of USDA designated Biobased Products (MOU Sec V)

- MOU Section V - Reduce Environmental Impact of Materials

Biobased Content. Per Section 9002 of the [Farm Security and Rural Investment Act \(FSRIA\)](#), for USDA-designated products, specify products with the highest content level per [USDA's biobased content recommendations](#). For other products, specify biobased products made from rapidly renewable resources and certified sustainable wood products. If these designated products meet performance requirements and are available at a reasonable cost, a preference for purchasing them shall be included in all solicitations relevant to construction, operation, maintenance of or use in the building. USDA's biobased product designations and biobased content recommendations are available on [USDA's BioPreferred website](#).

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Environmentally Preferable Products (MOU Sec V)

- MOU Section V - Reduce Environmental Impact of Materials

[Environmentally Preferable Product](#). Use products that have a lesser or reduced effect on human health and the environment over their lifecycle when compared with competing products or services that serve the same purpose. A number of standards and ecolabels are available in the marketplace to assist specifiers in making environmentally preferable decisions. For recommendations, consult the [Federal Green Construction Guide for Specifiers](#).

Storage and Collection of Recyclables (MOU Sec V and EO 13423, Section 2 (e))

- MOU Section V - Reduce Environmental Impact of Materials

[Waste and Materials Management](#). Incorporate adequate space, equipment, and transport accommodations for recycling in the building design. During a project's planning stage, identify local recycling and salvage operations that could process site-related construction and demolition materials. During construction, recycle or salvage at least 50 percent of the non-hazardous construction, demolition and land clearing materials, excluding soil, where markets or onsite recycling opportunities exist. Provide salvage, reuse and recycling services for waste generated from major renovations, where markets or onsite recycling opportunities exist.

- E.O 13423, Section 2 (e)

In implementing the policy set forth in section 1 of the Executive Order, the head of each agency shall: (e) ensure that the agency ... (ii) increase diversion of solid waste as appropriate, and (iii) maintains cost-effective waste prevention and recycling programs in its facilities.

Construction Waste Management, Divert 50% from Disposal (MOU Sec V)

- MOU Section V - Reduce Environmental Impact of Materials

[Waste and Materials Management](#). Incorporate adequate space, equipment, and transport accommodations for recycling in the building design. During a project's planning stage, identify local recycling and salvage operations that could process site-related construction and demolition materials. During construction, recycle or salvage at least 50 percent of the non-hazardous construction, demolition and land clearing materials, excluding soil, where markets or onsite recycling opportunities exist. Provide salvage, reuse and recycling services for waste generated from major renovations, where markets or onsite recycling opportunities exist.

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Recycled Content, 10% (post-consumer + 1/2 pre-consumer) (MOU, Sec V)

- MOU Section V - Reduce Environmental Impact of Materials

Recycled Content. Per Section 6002 of the [Resource Conservation and Recovery Act \(RCRA\)](#) (PDF), for EPA-designated products, specify products meeting or exceeding EPA's recycled content recommendations. For other products, specify materials with recycled content when practicable. If EPA-designated products meet performance requirements and are available at a reasonable cost, a preference for purchasing them shall be included in all solicitations relevant to construction, operation, maintenance of or use in the building. EPA's recycled content product designations and recycled content recommendations are available on [EPA's Comprehensive Procurement Guideline](#) website.

Rapidly Renewable Materials (MOU Sec V)

- MOU Section V - Reduce Environmental Impact of Materials

Biobased Content. Per Section 9002 of the [Farm Security and Rural Investment Act \(FSRIA\)](#), for USDA-designated products, specify products with the highest content level per [USDA's biobased content recommendations](#). For other products, specify biobased products made from rapidly renewable resources and certified sustainable wood products. If these designated products meet performance requirements and are available at a reasonable cost, a preference for purchasing them shall be included in all solicitations relevant to construction, operation, maintenance of or use in the building. USDA's biobased product designations and biobased content recommendations are available on [USDA's BioPreferred website](#).

Certified Wood (MOU Sec V)

- MOU Section V - Reduce Environmental Impact of Materials

Biobased Content. Per Section 9002 of the [Farm Security and Rural Investment Act \(FSRIA\)](#), for USDA-designated products, specify products with the highest content level per [USDA's biobased content recommendations](#). For other products, specify biobased products made from rapidly renewable resources and certified sustainable wood products. If these designated products meet performance requirements and are available at a reasonable cost, a preference for purchasing them shall be included in all solicitations relevant to construction, operation, maintenance of or use in the building. USDA's biobased product designations and biobased content recommendations are available on [USDA's BioPreferred website](#).

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Indoor Environmental Quality

Establish Moisture Control Strategy (MOU, Sec IV)

- MOU Section IV - Enhance Indoor Environmental Quality

Moisture Control. Establish and implement a moisture control strategy for controlling moisture flows and condensation to prevent building damage, minimize mold contamination, and reduce health risks related to moisture.

Minimum Indoor Air Quality Performance (MOU, Sec IV)

- MOU Section IV - Enhance Indoor Environmental Quality

Ventilation and Thermal Comfort. Meet ASHRAE Standard 55-2004, Thermal Environmental Conditions for Human Occupancy, including continuous humidity control within established ranges per climate zone, and ASHRAE Standard 62.1-2007, Ventilation for Acceptable Indoor Air Quality.

Environmental Tobacco Smoke (ETS) Control (MOU, Sec IV)

- MOU Section IV - Enhance Indoor Environmental Quality

Environmental Tobacco Smoke Control. Implement a policy and post signage indicating that smoking is prohibited within the building and within 25 feet of all building entrances, operable windows, and building ventilation intakes during building occupancy.

Construction IAQ Management Plan—During Construction (MOU, Sec IV)

Construction IAQ Management Plan—Before Occupancy (MOU, Sec IV)

- MOU Section IV - Enhance Indoor Environmental Quality

Protect Indoor Air Quality during Construction. Follow the recommended approach of the [Sheet Metal and Air Conditioning Contractor's National Association \(SMACNA\)](#) Indoor Air Quality Guidelines for Occupied Buildings under Construction, 2007. After construction and prior to occupancy, conduct a minimum 72-hour flush-out with maximum outdoor air consistent with achieving relative humidity no greater than 60 percent. After occupancy, continue flush-out as necessary to minimize exposure to contaminants from new building materials.

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Low-Emitting Materials—Adhesives and Sealants (MOU, Sec IV)

Low-Emitting Materials—Paints and Coatings (MOU, Sec IV)

Low-Emitting Materials—Flooring Systems (MOU, Sec IV)

Low-Emitting Materials—Composite Wood and Agrifiber (MOU, Sec IV)

- MOU Section IV - Enhance Indoor Environmental Quality

Low-Emitting Materials. Specify materials and products with low pollutant emissions, including composite wood products, adhesives, sealants, interior paints and finishes, carpet systems, and furnishings.

Controllability of Systems—Lighting (MOU, Sec IV)

- MOU Section IV - Enhance Indoor Environmental Quality

Daylighting. Achieve a minimum daylight factor of 2 percent (excluding all direct sunlight penetration) in 75 percent of all space occupied for critical visual tasks. Provide automatic dimming controls or accessible manual lighting controls, and appropriate glare control.

Thermal Comfort—Design (MOU, Sec IV)

- MOU Section IV - Enhance Indoor Environmental Quality

Ventilation and Thermal Comfort. Meet ASHRAE Standard 55-2004, Thermal Environmental Conditions for Human Occupancy, including continuous humidity control within established ranges per climate zone, and ASHRAE Standard 62.1-2007, Ventilation for Acceptable Indoor Air Quality.

Daylight and Views—Daylight 75% of space (MOU, Sec IV)

- MOU Section IV - Enhance Indoor Environmental Quality

Daylighting. Achieve a minimum daylight factor of 2 percent (excluding all direct sunlight penetration) in 75 percent of all space occupied for critical visual tasks. Provide automatic dimming controls or accessible manual lighting controls, and appropriate glare control.

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Innovation/Process

Integrated Planning/Design Team (MOU, Sec I)

- MOU Section I - Employ Integrated Design Principles

Integrated Design. Use a collaborative, integrated planning and design process that initiates and maintains an integrated project team in all stages of a project's planning and delivery:

Integrates the use of [OMB's A-11](#), Section 7, Exhibit 300: Capital Asset Plan and Business Case Summary,

Establishes performance goals for siting, energy, water, materials, and indoor environmental quality along with other comprehensive design goals and ensures incorporation of these goals throughout the design and lifecycle of the building,

Considers all stages of the building's lifecycle, including deconstruction

Case Study Entered in High Performance Buildings Database (MOU, Sec II)

- MOU Section II - Optimize Energy Performance

Benchmarking. Compare actual performance data from the first year of operation with the energy design target, preferably by using [ENERGY STAR® Portfolio Manager](#) for building and space types covered by ENERGY STAR®. Verify that the building performance meets or exceeds the design target, or that actual energy use is within 10% of the design energy budget for all other building types. For other building and space types, use an equivalent benchmarking tool such as the Labs21 benchmarking tool for laboratory buildings.

Building Commissioning (MOU, Sec I)

- MOU Section I - Employ Integrated Design Principles

Commissioning. Employ commissioning practices tailored to the size and complexity of the building and its system components in order to verify performance of building components and systems and help ensure that design requirements are met. This should include an experienced commissioning provider, inclusion of commissioning requirements in construction documents, a commissioning plan, verification of the installation and performance of systems to be commissioned, and a commissioning report.

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LEED Accredited Professional (MOU, Sec I)

- MOU Section I - Employ Integrated Design Principles

Integrated Design. Use a collaborative, integrated planning and design process that initiates and maintains an integrated project team in all stages of a project's planning and delivery:

Integrates the use of [OMB's A-11](#), Section 7, Exhibit 300: Capital Asset Plan and Business Case Summary,

Establishes performance goals for siting, energy, water, materials, and indoor environmental quality along with other comprehensive design goals and ensures incorporation of these goals throughout the design and lifecycle of the building,

Considers all stages of the building's lifecycle, including deconstruction