

## ***Federal Agency Green Building Policies***

In addition to being subject to government-wide mandates, many agencies and departments have implemented their own green building policies. In fact, the agencies and departments with the most construction activity and largest number of buildings all have policies that address sustainable design and construction.

Several agencies have indicated that sustainable design principles shall serve as the foundation for planning, programming, budgeting, construction, commissioning, operation, maintenance, and decommissioning of new buildings and for major renovation and alteration of existing buildings and facilities. Many of these policies emphasize the need for energy efficiency, water conservation, and life cycle costing. Also, in accordance with policy within some agencies, award programs and training materials have been developed to encourage and raise the awareness of green building.

An increasing number of agencies and departments are turning to the USGBC's LEED™ rating system as the basis for their green design and construction activities. LEED™ is a sophisticated checklist covering five areas of environmental impact: energy and atmosphere, water efficiency, materials and resources, indoor environmental quality, and sustainable sites. A sixth category, innovation and design process, offers points for creative approaches to sustainable construction. The more points that a building gains based on its design and construction, the higher the rating, ranging from LEED™ Certified to LEED™ Silver, Gold, or Platinum.



The Pentagon Renovation Project's unique acquisition approach, rewards the contractor design-build team for meeting LEED criteria, innovative construction and project management techniques and other factors that lead to successfully completing the most complex renovation project ever attempted by the federal government.

Many agencies require LEED<sup>TM</sup> Certified as a minimum requirement; others encourage LEED<sup>TM</sup> Silver as a goal. Some agencies have stated that at least 20 percent of all major construction shall be selected as LEED<sup>TM</sup> pilot projects by fiscal year 2004 (FY 2004), with increasing percentages of projects until FY 2009, when all construction projects are to be capable of achieving LEED certification. However, while several Federal agencies are embracing LEED<sup>TM</sup> as their standard of performance, neither LEED<sup>TM</sup> nor any other system has yet been adopted government-wide. And, as will be discussed later in the report, some view LEED<sup>TM</sup> as inadequate as a green building standard.

*Appendix A: Green Building Policies* and *Appendix B: Agency Profiles* provide more information about green building policies within various Federal agencies and departments.