

# ENGINEERING & CONSTRUCTION Bulletin

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Type: Policy

**Subject: NAVFAC Sustainability and Energy Building Requirements**

## References:

- (a) Energy Policy Act of 2005 (Public Law 109-58), 8 August 2005
- (b) Energy Independence and Security Act of 2007 (Public Law 110-140), 19 December 2007
- (c) DoD Instruction 4170.11, Installation Energy Management, Change 01 (revision pending)
- (d) National Defense Authorization Act for Fiscal Year 2012, Division B, Title XXVIII, Subtitle C, Sec.2830 (b) "Prohibition on Use of Funds for LEED Gold or Platinum Certification"
- (e) Unified Facilities Criteria 1-200-02 Revision 01, High Performance and Sustainable Building Requirements
- (f) Department of Defense Meter Policy, 16 April 2013
- (g) Department of Defense Sustainable Buildings Policy, 10 November 2013
- (h) National Defense Authorization Act for Fiscal Year 2013, Division B, Title XXVIII, Subtitle C, Sec. 2823 "Continuation of Limitation on Use of Funds for Leadership in Energy and Environmental Design (LEED) Gold or Platinum Certification"
- (i) Department of Navy Sustainable Buildings Policy, 17 September 2014
- (j) Department of Energy Green Building Certification Systems for Federal Buildings; Final Rule, 14 October 2014
- (k) Executive Order 13693: Planning for Federal Sustainability in the Next Decade, 19 March 2015
- (l) DOE Final Rule, Energy Efficiency Standards for New Federal Commercial and Multi-Family High-Rise Residential Buildings' Baseline Standards Update, 6 November 2015.
- (m) Unified Facility Criteria (UFC) 1-300-08, Criteria for Transfer and Acceptance of DoD Real Property
- (n) American National Standards Institute (ANSI) / American Society of Heating, Refrigeration and air-conditioning Engineers, Inc. (ASHRAE) / Illuminating Engineering Society (IES) Standard 90.1-2013, "Energy Standard for Buildings Except Low-Rise Residential Buildings"
- (o) Department of Defense Standard Practice for Unified Facilities Criteria and Unified Facilities Guide Specifications, MIL-STD-3007F, 13 Dec 2006
- (p) Guiding Principles for Sustainable Federal Buildings and Associated Instructions, 26 Feb 2016

**Cancellation:**

- (1) ECB 2011-01, 11010.23, Navy Shore Energy Building Standard
- (2) ECB 2009-02, 11010.17, US Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Project Registration Implementation
- (3) ECB 2008-01, 11010.13, Energy Policy Act 2005 Implementation and LEED Certification

**Enclosures:**

- (1) Enclosure A: Guidance for Projects Pursuing U.S. Green Building Council's Rating Systems
- (2) Enclosure B: Guidance for Projects Pursuing Green Building Initiative's Rating Systems

**1. Purpose**

Provide overall NAVFAC policy and guidance on sustainability and energy requirements referenced in (a) through (p).

**2. Background**

This ECB provides NAVFAC's consolidated implementation guidance for references (a) through (p) and cancels the previously established ECBs referenced above, in order to effectively implement Federal and DOD energy and sustainability mandates. Reference (e) has been established by the Tri-Services and recognized by Congress, as the guidance to ensure sustainability requirements are implemented only when life cycle cost-effective.

**3. Applicability**

The Navy requires the consideration of sustainability and energy goals for all design and construction projects. This ECB provides guidance specifically on building projects in Continental United States (CONUS) and Outside Continental United States (OCONUS), and does not apply to a facility that is not defined as a building, per reference (m).

**4. Policy**

- A. This ECB is effective for projects with Final Solicitation Documentation Design Authorization (FSDDA, also known as "design start") 17 September 2014 and beyond.
- B. In accordance with reference (l), all FY18 and beyond projects must incorporate ASHRAE 90.1-2013 (reference (n)).
- C. Per Unified Facilities Guide Specifications (UFGS), ensure completion of the following:
  - a) DBB Scope of Work, Basis of Design and post-award Sustainability eNotebook (construction documentation) per UFGS 01 33 29
  - b) DB post-award Sustainability eNotebook per UFGS 01 33 29.05 20
- D. Tracking of Guiding Principles is required per reference (p). CI Project Manager (PM) and CI Design Manager (DM) must jointly ensure completed tracking for each applicable building with one of the following thresholds:
  - a) New construction

- b) Each renovation with construction cost greater than \$3M
  - 1. Complete the Sustainability and Energy tab in eProjects E2 records, for each building (as defined in reference (m)), meeting the threshold defined in 4 D above. (For all other projects, a minimum of two questions must be answered in the tab.)
  - 2. Provide a justification for each requirement not met or partially met, and enter in eProjects Sustainability and Energy tab justification boxes.
  - 3. For In-House or AE design teams, PMs must utilize the High Performance and Sustainable Building (HPSB) checklist (formerly NAVFAC Sustainability and Energy Data Record Card).
    - a) The pre-populated HPSB checklist can be downloaded directly from eProjects Sustainability and Energy tab. A blank template can be obtained using the following link:  
[http://www.wbdg.org/pdfs/navfac\\_sustainable\\_energy\\_data\\_record\\_card.pdf](http://www.wbdg.org/pdfs/navfac_sustainable_energy_data_record_card.pdf)
    - b) DMs are responsible for tracking the completion of the HPSB checklist. PMs are responsible to update the Sustainability and Energy eProjects tab, using the HPSB checklist provided by the DMs. Complete the HPSB checklist at the following project milestones:
      - 1) RFP or Statement of AE Services (for proposal purposes)
      - 2) Preliminary draft at design completion
      - 3) Final at construction completion at Beneficial Occupancy Date (BOD)
      - 4) Revised final at post-occupancy for updates, such as commissioning or Third Party Certification (TPC) when applicable.
- E. In accordance with reference (j), Third Party Certification (TPC, e.g. LEED, Green Globes) must be applied to each applicable building with one of the following thresholds:
- a) New construction greater than \$3M in construction cost
  - b) Each renovation in an existing building greater than 5,000 SF, with construction cost greater than \$3M and 50% of Estimated Replacement Cost (ERC)
- 1. Ensure appropriate TPC level and credits are obtained to help meet requirements in reference (e).
  - 2. OCONUS projects that are not located in one of the United States or its territories must utilize the most appropriate TPC rating system for their local region, approved by their NAVFAC Echelon IV Chief Engineer.
  - 3. DD1391s that are marked with the designation “Austere” are not required to pursue TPC; however, projects must meet the requirements of reference (e) to the greatest extent practical.
  - 4. Provide a justification in eProjects Sustainability and Energy tab, for TPC applicable projects that have a missed target rating level or missed certification.
  - 5. The chosen TPC rating system must meet the requirements in reference (e). Utilize one of the following rating systems for TPC applicable projects:
    - a) USGBC LEED (Enclosure A)
    - b) USGBC Guiding Principles Assessment (Enclosure A)

- c) GBI Green Globes (Enclosure B)
  - d) GBI Guiding Principles Compliance, DOD version (Enclosure B)
  - e) For OCONUS, use TPC approved by the local Echelon IV Chief Engineer
6. For applicable building projects that cannot achieve Third Party Certification for a valid reason (e.g. mission, security, etc.), an exemption must be obtained from NAVFAC Headquarters Chief Engineer (NAVFAC CHE). Exemption guidelines are outlined in reference (o).

### **5. Point of Contact**

This document has been coordinated with CNIC, NAVFAC Headquarters, ASN, OPNAV and U.S. Marine Corps (MCICOM), and is fully applicable to all Navy and USMC installations.

For NAVFAC Energy and Sustainability policy and guidance, please contact Mr. Scott Mauro, P.E., (202) 685-9280 or Ms. Deepika Cheriathundam, P.E., (202) 685-9173 within the Chief Engineer's Office.



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## Enclosure A: Guidance for Projects Pursuing U.S. Green Building Council's Rating Systems

- 1) TPC applicable-buildings that choose U.S. Green Building Council (USGBC) Leadership in Energy and Environment Design (LEED) must meet the minimum requirements of LEED certification. Refer to the following guidance:
  - a. LEED certification level is determined based upon requirements of reference (e).
  - b. For FY2012 and FY2013 authorized projects only, SECDEF waiver with notification to Congress may be required if project is pursuing LEED Gold or Platinum level, based on a cost-benefit analysis showing a demonstrated payback per reference (f) and as amended by reference (h). If LEED Gold or LEED Platinum can be obtained by the Contractor with no additional cost to DoD (including DoN), it may be accepted, with the following actions:
    - i. Create memo for contractor's signature that states "Government did not award project with the funding or expectation of LEED certification beyond the LEED Silver rating level. The Government will only accept LEED Gold or LEED Platinum at delivery, when no additional costs are incurred by the Government. The contractor's signature is affirmation of this action."
    - ii. Save memo to project's eProjects record as a Design and Criteria note, and save copy to project file.
  - c. USGBC has granted a waiver to DOD from sharing energy and water data with USGBC for the building-level energy metering and building-level water metering pre-requisites in LEED v4. This new waiver is similar to the energy/water data sharing waiver in LEED version 2009. The policy remains that DOD projects must not share energy and water data with USGBC. Each project must incorporate the waiver instructions specified on the following website. [http://www.wbdg.org/references/pa\\_dod\\_sust\\_leed.php](http://www.wbdg.org/references/pa_dod_sust_leed.php).
  - d. USGBC has granted an optional waiver to DOD for Water Efficiency, Water Use Reduction pre-requisite gender ratio requirement in LEED, any version. Use the waiver instructions located at: [http://www.wbdg.org/references/pa\\_dod\\_sust\\_leed.php](http://www.wbdg.org/references/pa_dod_sust_leed.php).
  - e. For "Guidance for LEED Online Signatories" and "NAVFAC LEED Registration and Certification Instructions," refer to link: [http://www.wbdg.org/references/pa\\_dod\\_sust\\_leed.php](http://www.wbdg.org/references/pa_dod_sust_leed.php)
- 2) TPC applicable-buildings that choose USGBC Guiding Principles Assessment (GPA) must meet the minimum requirements for GPA. Refer to the following guidance:
  - a. GPA is determined based upon requirements of reference (e).
  - b. GPA may be used for any location.
  - c. The metrics cited in reference (e) have been developed into a DOD-specific GPA Checklist based on reference (e). Use only the DOD version.
  - d. Include justifications for missed targets in order to be marked "compliant."
  - e. For more information on USGBC GPA, please refer to link below: <http://www.usgbc.org/resources/guiding-principles-compliance-initiative>

**Enclosure B: Guidance for Projects Pursuing Green Building Initiative's Rating Systems**

- 1) TPC applicable-buildings that choose Green Building Initiative's (GBI) Green Globes must meet the minimum requirements for Green Globes certification. Refer to the following guidance:
  - a. Green Globes certification level is determined based upon requirements of reference (g).
  - b. Green Globes is applicable to United States. Prior to use, check with GBI for applicability overseas.
  - c. Do not pursue compliance with questions that require sharing building metered data with GBI representatives.
  - d. For more information on Green Globes, please refer to link below  
[http://www.wbdg.org/references/pa\\_dod\\_sust\\_gbi.php](http://www.wbdg.org/references/pa_dod_sust_gbi.php)
  
- 2) TPC applicable-buildings that choose GBI Guiding Principles Compliance (GPC) must meet the minimum requirements for GPC. Refer to the following guidance:
  - a. GPC is determined based upon requirements of reference (e).
  - b. GPC may be used for any location.
  - c. The metrics cited in reference (e) have been developed into a DOD-specific GPC Checklist based on reference (e). Use only the DOD version.
  - d. Include justifications for missed targets in order to be marked "compliant."
  - e. For more information on GBI GPC, refer to link:  
[http://www.wbdg.org/references/pa\\_dod\\_sust\\_gbi.php](http://www.wbdg.org/references/pa_dod_sust_gbi.php)