January 4, 2012

Facilities Engineering Division

TO: Center Facility Directors

FROM: Director, Facilities Engineering Division

SUBJECT: Guiding Principles for Federal Leadership in High Performance Sustainable Buildings

In order to construct long term, life cycle cost effective facilities, it has been NASA’s Policy to require a minimum of Leadership for Energy and Environmental Design (LEED) Silver Certification for all new construction and renovation projects since 2006. In addition, the 2008 version of NPR 8820.2F, Facility Project Requirements, requires following the Guiding Principles for Federal Leadership in High Performance Sustainable Buildings. Focusing on achieving LEED Certification alone does not necessarily meet all of the Guiding Principles. The attachment is a cross walk summarizing the differences between the current version of LEED New Construction 2009 (NC) and the current Guiding Principles for new construction. The major differences between LEED and the Guiding Principles are:

1. LEED has no specific credits for integrated design, moisture control, process water conservation – these are required to meet the guiding principles and must be documented.
2. There is no requirement in LEED to have an Environmental Management System (EMS) or to benchmark a facility. However, these are required to meet the Guiding Principles, the requirements of Energy Independence and Security Act (EISA 2007) and Executive Order (EO) 13423, Strengthening Federal Environmental, Energy, and Transportation Management.
3. There are certain LEED Credits you must achieve in order meet the Guiding Principles (see attachment).
4. You must earn at least 10 points under credit EA 1 (energy efficient designs) in order to meet the 10 CFR 433 requirement that all new designs must be at least 30% more efficient than American Society of Heating Refrigeration and Air conditioning Engineers (ASHRAE) 90.1.

To comply with current federal policy, it is important to document that the new facilities and major renovation projects meet the guiding principles in addition to achieving LEED certification. Please ensure that designs adequately address the differences between LEED certification and the five guiding principles and commissioning plans include verification of the guiding principles.

 For more detailed information on the Guiding Principles and LEED NC 2009, please see the links below:

1. Guiding Principles - <http://www.wbdg.org/pdfs/hpsb_guidance.pdf>
2. LEED NC 2009 - <http://www.usgbc.org/ShowFile.aspx?DocumentID=8868>

If you have any additional questions about these requirements, please feel free to contact Pete Aitcheson at (202) 358-0971 or by e-mail, peter.c.aitcheson@nasa.gov.

Scott E. Robinson