Guiding Principles Compliance (GPC) for New Construction & Existing Buildings
Agenda

- Green Building Initiative (GBI) Overview
- Guiding Principles Compliance (GPC)
  - Background
  - Assessment & Certification System
  - Professional Training
  - How to Start a Project
The Green Building Initiative

- Nonprofit corporation – HQ in Portland, OR
  - Mission: Accelerate the adoption of building practices that result in energy efficient, healthier & environmentally sustainable buildings
- Founded in 2004
- U.S. provider of the Green Globes® and the Guiding Principles Compliance assessment & certification systems
  - GPC EB for existing buildings
  - GPC NC for new construction & major renovations
The Green Building Initiative

- American National Standards Institute accredited standards developer since 2005

- Developed Green Globes® from an industry standard
  - ANSI/GBI 01-2010: Green Building Assessment Protocol for Commercial Buildings
  - “Continuous maintenance” update process
Guiding Principles Background

- The federal government established sustainability requirements for all agencies:
  - Executive Order 13423 in 2007
  - Executive Order 13514 in 2009
  - Buildings >5000 square feet must comply with the established requirements
Guiding Principles Compliance Program Launch

- GBI launches Guiding Principles Compliance Programs: EB in 2011 and NC in 2014
  - Requested of GBI by a federal agency
  - Used EO’s, ISWG High Performance and Sustainable Building Guidance document (12/1/08) and ENERGY STAR Portfolio Manager to specify criteria for assessing GP’s
  - Delivers uniform scoring methodology and a third-party on-site assessment, which establishes a repeatable and consistent way to interpret, evaluate, and assess buildings for compliance.
Guiding Principles Compliance: Assessment Program History

2006
Memorandum of Understanding

2008
High Performance and Sustainable Buildings Guidance

2011
GBI Launch of the Guiding Principles Compliance for Existing Building Assessment Program

2007
Executive Order 13423

2009
Executive Order 13514

2014
GBI Launch of the Guiding Principles Compliance for New Construction Assessment Program
Guiding Principles Compliance (GPC) Program Overview
Available GPC Programs

- GPC for New Construction
  - Includes
    - Mandatory preliminary review (Pre-Design or Design)
      - Owner project requirements and narrative OR construction documents review
    - Mandatory site assessment
    - Additional preliminary review available for an additional fee

- GPC for Existing Buildings
  - Includes
    - Mandatory site assessment
GPC Program Components

First 3rd party assessment and rating program designed specifically for federal agencies to assess compliance with the Guiding Principles.

- Includes
  - Simple-to-use interactive survey
  - Interactive Assessor review
  - A self-evaluation report based on the user’s responses to the survey
  - On-site assessment to verify compliance
  - Detailed report outlining the compliance score, rating and recommendations
  - Supplemental tools to enhance and clarify the Guiding Principles Compliance process
GPC Eligibility Requirements

- The Federal Government must be the owner or lessee (special considerations for local or state government)
- The building must be at least 5,000 square feet in size
- New construction
  - Project may be occupied <18 months
  - Ground Up construction, Major renovations and additions can be certified under this program
- Existing Buildings
  - Building must have 12 consecutive months of operational data
## Roles and Responsibilities

<table>
<thead>
<tr>
<th>Role</th>
<th>Responsibilities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Green Building Initiative Staff</strong></td>
<td>Provide user account and technical support, project manage the assessment process, including: order review, assessor assignment, assessment scheduling, report review, delivery of final building rating and certification, recognition fulfillment.</td>
</tr>
<tr>
<td><strong>2. Client</strong></td>
<td>Completes GPC survey, provide documentation to assigned assessor for review, confirms site visit requirements (space, personnel, time), assembles team for site visit, and reviews assessors findings.</td>
</tr>
<tr>
<td><strong>4. Green Globes Assessor (GGA)</strong></td>
<td>Independent Contractor who reviews documentation, visits site to interview key personnel and tour building to determine point awards. Writes the final building report and recommends certification rating based upon the verified number of points achieved.</td>
</tr>
</tbody>
</table>
### Benefits of a GPC Assessment

- **Identifies and verifies the use of credible sustainable practices in design, construction, and/or management of a facility**

- **Aids facility managers create performance benchmarks that can act as a guide for operational improvements and future projects**

- **Ensures independent, accurate and consistent reporting within agencies**

- **Demonstrates annual progress toward 100% compliance with Executive Orders**

- **Meets requirements with minimal disruption to each agency’s core mission**

- **Includes a roadmap to compliance with guidance for current and future improvements**
Guiding Principles Compliance (GPC) Third-Party Final Report

- Provides the final GPC Score and Rating
- Graphs, charts, and data clarify details of compliance
- Standardized reporting ensures consistency
- Designed for benchmarking across and within agencies
- “Roadmap to compliance” (for GPC EB) outlines what was missed & how to comply

\[ Guiding\ Principles\ Compliance\ Score \]

\[ Compliance\ Status\ Summary \]
Federal Agency Use

- GPC for existing buildings (GPC EB)
  - More than 250 buildings certified for Veteran’s Affairs, Dept. of Energy and USDA
    - Including hospitals, long-term care facilities, outpatient clinics, warehouses, support buildings and offices both owned and leased

- GPC for New Construction (GPC NC)
  - New program with buildings that are pending certification
Guiding Principles Compliance for New Construction (GPC NC)

GPC Program Overview
GPC NC Assessment Areas

1: Employ Integrated Design Principles
2: Optimize Energy Performance
3: Protect and Conserve Water
4: Enhance Indoor Environmental Quality (IAQ)
5: Reduce Environmental Impact of Materials
GPC NC Scoring Protocol

Each environmental assessment area is allocated an equal number of points (individual criteria will vary)

100 Possible Points
20 points per section
### GPC NC Assessment Areas

#### I. Employ Integrated Design Principles

<table>
<thead>
<tr>
<th>I.A.1</th>
<th>Integrated Design: Integrated Project Team</th>
<th>Initiate and maintain an integral project team as described on the Whole Building Design Guide.</th>
</tr>
</thead>
<tbody>
<tr>
<td>I.A.2</td>
<td>Integrated Design: Business Case</td>
<td>Integrate the use of OMB’s A-11, Section 7, Exhibit 300: Capital Asset Plan and Business Case Summary.</td>
</tr>
<tr>
<td>I.A.3</td>
<td>Integrated Design: Performance Goals</td>
<td>Establish 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.</td>
</tr>
<tr>
<td>I.A.4</td>
<td>Integrated Design: Lifecycle</td>
<td>Consider all stages of the building’s lifecycle, including deconstruction.</td>
</tr>
</tbody>
</table>
I. Employ Integrated Design Principles

| I.B.1 | **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 installation and performance of systems to be commissioned, and a commissioning report. |
II. Optimize Energy Performance

| II.A.1 | **Energy Efficiency: Establish a Performance Target** - 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. |
| II.A.2 | **Energy Efficiency: Reduce Energy Use**  
- **Major Renovation** - Reduce energy use by 20% compared to the ASHRAE 90.1 2007 baseline building design if design information is available.  
- **Laboratory Spaces** - Laboratory spaces may use the Labs21 Laboratory Modeling Guidelines. |
II. Optimize Energy Performance

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>II.B.1</td>
<td><strong>On-Site Renewable Energy: Solar Hot Water Heaters</strong> - Per the Energy Independence and Security Act (EISA) Section 523, meet at least 30% of the hot water demand through the installation of solar hot water heaters, when lifecycle cost effective.</td>
</tr>
<tr>
<td>II.B.2</td>
<td><strong>On-Site Renewable Energy: Renewable Energy Generation Projects</strong> - Per Executive Order 13423, implement renewable energy generation projects on agency property for agency use, when lifecycle cost effective.</td>
</tr>
</tbody>
</table>
## GPC NC Assessment Areas

### II. Optimize Energy Performance

<table>
<thead>
<tr>
<th>II.C.2</th>
<th><strong>Measurement and Verification: Natural Gas and Steam Meters</strong> - Per EISA Section 434, include equivalent meters for natural gas and steam, where natural gas and steam are used.</th>
</tr>
</thead>
<tbody>
<tr>
<td>II.D.1</td>
<td><strong>Benchmarking</strong> - 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.</td>
</tr>
</tbody>
</table>
### III. Protect and Conserve Water

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>III.A.1</strong></td>
<td><strong>Indoor Water: Potable Water Use</strong> - 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 EPAct 1992, Uniform Plumbing Codes 2006, and the International Plumbing Codes 2006 fixture performance requirements.</td>
</tr>
<tr>
<td><strong>III.A.2</strong></td>
<td><strong>Indoor Water: Indoor Water Meters</strong> - The installation of water meters is encouraged to allow for the management of water use during occupancy.</td>
</tr>
<tr>
<td><strong>III.A.3</strong></td>
<td><strong>Indoor Water: Alternative Sources of Water</strong> - 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.</td>
</tr>
</tbody>
</table>
### III. Protect and Conserve Water

| III.B.1 | **Outdoor Water: Water Efficient Landscape and Irrigation** - Use water efficient landscape and irrigation strategies, such as water reuse, recycling, and the use of harvested rainwater, to reduce outdoor potable water consumption by a minimum of 50 percent over that consumed by conventional means (plant species and plant densities). |
| III.B.2 | **Outdoor Water: Outdoor Water Meters** - The installation of water meters for locations with significant outdoor water use is encouraged. |
| III.B.3 | **Outdoor Water: Storm Water Runoff** - Employ design and construction strategies that reduce storm water runoff and discharges of polluted water offsite. |
| III.B.4 | **Outdoor Water: Site Hydrology** - Per EISA Section 438, 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. |
### III. Protect and Conserve Water

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>III.C.1</td>
<td><strong>Process Water</strong> - Per the Energy Policy Act of 2005 Section 109, when potable water is used</td>
</tr>
<tr>
<td></td>
<td>to improve a building’s energy efficiency, deploy lifecycle cost effective water conservation</td>
</tr>
<tr>
<td></td>
<td>measures.</td>
</tr>
<tr>
<td>III.D.1</td>
<td><strong>Water Efficient Products: WaterSense Products</strong> - Specify EPA’s WaterSense-labeled products</td>
</tr>
<tr>
<td></td>
<td>or other conserving products, where available.</td>
</tr>
<tr>
<td>III.D.2</td>
<td><strong>Water Efficient Products: Irrigation Contractors</strong> - Choose irrigation contractors who are</td>
</tr>
<tr>
<td></td>
<td>certified through a WaterSense labeled program.</td>
</tr>
</tbody>
</table>
## IV. Enhance Indoor Environmental Quality

### IV.A.1 Ventilation and Thermal Comfort

### IV.B.1 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.

### IV.C.1 Daylighting: Daylight Factor
- Achieve a minimum daylight factor of 2 percent (excluding all direct sunlight penetration) in 75 percent of all space occupied for critical visual tasks.

### IV.C.2 Daylighting: Dimming/Lighting Controls
- Provide automatic dimming controls or accessible manual lighting controls, and appropriate glare control.
### IV. Enhance Indoor Environmental Quality

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>IV.D.1</strong></td>
<td><strong>Low-Emitting Materials</strong> - Specify materials and products with low pollutant emissions, including composite wood products, adhesives, sealants, interior paints and finishes, carpet systems, and furnishings.</td>
</tr>
<tr>
<td><strong>IV.E.1</strong></td>
<td><strong>Protect Indoor Air Quality during Construction: Indoor Air Quality Guidelines</strong> - Follow the recommended approach of the Sheet Metal and Air Conditioning Contractor’s National Association Indoor Air Quality Guidelines for Occupied Buildings under Construction, 2007.</td>
</tr>
<tr>
<td><strong>IV.E.2</strong></td>
<td><strong>Protect Indoor Air Quality during Construction: 72-Hour Flush-Out</strong> - After construction and prior to occupancy, conduct a minimum 72-hour flush-out with maximum outdoor air consistent with achieving a relative humidity no greater than 60 percent. After occupancy, continue flush-out as necessary to minimize exposure to contaminants from new building materials.</td>
</tr>
</tbody>
</table>
### IV. Enhance Indoor Environmental Quality

| IV.F.1 | 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. |
## VPC NC Assessment Areas

### V. Reduce Environmental Impact of Materials

| V.A.1 | **Recycled Content** - Per Section 6002 of the Resource Conservation and Recovery Act (RCRA), 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 web site at [www.epa.gov/cpg](http://www.epa.gov/cpg). |
V. Reduce Environmental Impact of Materials

V.B.1 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 web site at www.biopreferred.gov.
## V. Reduce Environmental Impact of Materials

### V.C.1 Environmentally Preferable Products

- 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 at [www.wbdg.org/design/greenspec.php](http://www.wbdg.org/design/greenspec.php).
## GPC NC Assessment Areas

### V. Reduce Environmental Impact of Materials

<table>
<thead>
<tr>
<th>V.D.1</th>
<th>Waste and Materials Management: Recycling - Incorporate adequate space, equipment, and transport accommodations for recycling in the building design.</th>
</tr>
</thead>
</table>
| V.D.2 | Waste and Materials Management: Construction Waste  
  • **New Construction** - 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.  
  • **Major Renovation** - Provide salvage, reuse and recycling services for waste generated from major renovations, where markets or onsite recycling opportunities exist. |
## GPC NC Assessment Areas

### V. Reduce Environmental Impact of Materials

| V.E.1 | **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. |
GPC NC Process Map

Preliminary* (Pre-design or Design) Assessment

Complete and Submit GPC NC Survey

GBI Schedules Preliminary Review

Submit Documentation for Assessor Review

Assessor Review and Preliminary Report

Assessor On-Site Review and Report

GPC NC Rating & (potential) Certification

On-site Assessment

Update and Submit GPC NC Survey

GBI Schedules On-site Assessment

*One preliminary review is included with the assessment. Optional are available for an additional fee.
## Guiding Principles Compliance

### GPC NC Process – Estimated Hours

<table>
<thead>
<tr>
<th>Guiding Principles for New Construction Estimated Hours by Task</th>
<th>Estimated Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project management &amp; client meetings</td>
<td>4 - 12</td>
</tr>
<tr>
<td>Gather and assemble data for the GPC NC Survey</td>
<td>6 - 10</td>
</tr>
<tr>
<td>Complete GPC NC Survey</td>
<td>2 - 8</td>
</tr>
<tr>
<td>Prepare documentation package for the assessor for preliminary review (Pre-design or Design)</td>
<td>4 - 10</td>
</tr>
<tr>
<td>Prepare documentation package for the assessor for On-Site review</td>
<td>3 - 6</td>
</tr>
<tr>
<td>Plan and attend the On-Site assessment</td>
<td>4 - 12</td>
</tr>
<tr>
<td>Post assessment action items (review report and share results)</td>
<td>4 - 8</td>
</tr>
<tr>
<td>Recognition</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total Estimated Hours</strong></td>
<td><strong>28 - 67</strong></td>
</tr>
</tbody>
</table>
## GPC NC Survey & Document Checklist

<table>
<thead>
<tr>
<th>#</th>
<th>GP</th>
<th>GG NC Criteria</th>
<th>Select Your Answer</th>
<th>Enter Supporting Documentation &amp; Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Environmental Tobacco Smoke Control</td>
<td></td>
<td>Tobacco Smoke Control policy, as well as map with locations of &quot;No Smoking&quot; signage in and near all building entrances.</td>
</tr>
<tr>
<td>IV.F</td>
<td></td>
<td>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.</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

If “In Process,” how many points?

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Conditional Requirement</th>
<th>Required as applicable</th>
</tr>
</thead>
</table>

### 3.7.2.9.1 Smoking Policy

| X | |

### 3.7.2.9.2 Smoking Signage

| X | |

**Tool Tip:** The Tobacco Smoke Control policy should be included in the Pre-Design Assessment documentation. This policy can be included as a subsection of the IAQ Management policy. Signage should be posted to ensure that smoke is kept at least 25 feet away from building entrances, operable windows and outdoor air intakes for the building's HVAC system. For the Pre-Design Assessment, provide the assessor with approximate location of signage in relation to doors, windows, and intake louvers.
## GPC NC Survey & Document Checklist

### Employ Integrated Design Principles

<table>
<thead>
<tr>
<th>Principle</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>I.A.1 Integrated Project Team</td>
<td>- Click to go there, Yes</td>
</tr>
<tr>
<td>I.A.2 Business Case</td>
<td>- Click to go there, In Process</td>
</tr>
<tr>
<td>I.A.3 Performance Goals</td>
<td>- Click to go there, Yes</td>
</tr>
<tr>
<td>I.A.4 Lifecycle</td>
<td>- Click to go there, Not assessed</td>
</tr>
<tr>
<td>I.B Commissioning</td>
<td>- Click to go there, No</td>
</tr>
</tbody>
</table>

### Optimize Energy Performance

<table>
<thead>
<tr>
<th>Principle</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>II.A.1 Establish a Performance Target</td>
<td>- Click to go there, Yes</td>
</tr>
<tr>
<td>II.A.2 Reduce Energy Use - New Construction</td>
<td>- Click to go there, Not assessed</td>
</tr>
<tr>
<td>II.A.3 Reduce Energy Use - Major Renovation</td>
<td>- Click to go there, N/A</td>
</tr>
<tr>
<td>II.A.4 Reduce Energy Use - Laboratory Spaces</td>
<td>- Click to go there, N/A</td>
</tr>
<tr>
<td>II.A.5 Energy Efficient Products</td>
<td>- Click to go there, In Process</td>
</tr>
<tr>
<td>II.B.1 Solar Hot Water Heaters</td>
<td>- Click to go there, In Process</td>
</tr>
<tr>
<td>II.B.2 Renewable Energy Generation Projects</td>
<td>- Click to go there, No</td>
</tr>
<tr>
<td>II.C.1 Electricity Meters</td>
<td>- Click to go there, Yes</td>
</tr>
<tr>
<td>II.C.2 Natural Gas and Steam Meters</td>
<td>- Click to go there, In Process</td>
</tr>
<tr>
<td>II.D Benchmarking</td>
<td>- Click to go there, In Process</td>
</tr>
</tbody>
</table>

Survey results list all answers within the survey.

Click on any blue link to jump to that spot in the survey.
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## I. Employ Integrated Design

1. IA.1 Integrated Design Team
2. IA.2 Business Case

## II. Optimize Energy Performance

1. II.A Energy Efficiency
   1. II.A.1 Establish Performance
   2. II.A.2 Assess Energy Performance
   3. II.A.3 Performance Goals
      1. II.A.3.1 Design
      2. II.A.3.2 Operation
      3. II.A.3.3 Lifetime

## IV. Enhance Indoor Environmental Quality

1. IV.A Ventilation and Ventilation Systems

## Appendix B: List of Supporting Documentation

- [IA.1 Integrated Design Principles](#)
- [IA.2 Business Case](#)
- [IA.3 Performance Goals](#)
- [IA.4 Life Cycle](#)
- [IA.5: Pre- and Post-Completion](#)
- [IA.6: Operations and Maintenance Manual](#)

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**Guiding Principles Compliance**

**GPC NC Technical Reference Manual**

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Guiding Principles Compliance for Existing Buildings (GPC EB)

GPC Program Overview
GPC EB Assessment Areas

1. Employ Integrated Assessment, Operation, and Management Principles
2. Optimize Energy Performance
3. Protect and Conserve Water
4. Enhance Indoor Environmental Quality
5. Reduce Environmental Impact of Materials
GPC EB Scoring Protocol

Each environmental assessment area is allocated an equal number of points (individual criteria will vary)

100 Possible Points
20 points per section
GPC EB Process Map

On-site Assessment → Order, Complete and Submit GPC EB Survey → GBI Schedules On-site Assessment

Assessor On-Site Review and Report → Prepare and Delivery Documentation to Assessor

GPC EB Rating & (potential) Certification
GPC EB Survey

- Digital, interactive PDF
- User-friendly drop-down boxes and comment fields
- Tool-tips for assessment guidance
- Replicate campus-wide data for multiple buildings

GBI’s Survey provides a simple way to assess for compliance.
GPC EB Report: Roadmap to Compliance

- Lists all points missed in the Survey
- Organizes compliance recommendations by individual criteria
- Allows you to focus on where and how to comply with the Guiding Principles

#3: PROTECT AND CONSERVE WATER

Total Points Scored: 12  Total Points Missed: 8  Environmental Assessment Area Rating: 60%

Roadmap to Compliance:

- **3.2 Outdoor Water**: The times of sprinkler operation should be recorded so that an accurate estimate can be developed of water consumption. The actual quantities can be compared to a baseline water level developed from a variety of water calculation programs such as Watergy. Once the initial water usage has been estimated, a plan can be developed to continue to track performance and reduce the potable water for irrigation.
  - Missed points: 5

- **3.4 Water Efficient Products**: A written command instruction should be developed that establishes a purchasing policy that all applicable equipment should be rated as water efficient. Additionally, a procurement report should be developed that tracks the purchases and readily provides information on compliance with this procedure.
  - Missed points: 3
Professional Training

- Guiding Principles Compliance Professional™ (GPCP)
  - Certification program for qualified individuals to become expert facilitators of the Guiding Principles Compliance assessment program
# GPC Program Benefits

- **An integrated program** offering surveys, instructions, training, and GBI customer support.

- **A detailed assessment methodology** ensuring clear and consistent awarding of points for compliance.

## Standardized reports
Clarify the details of compliance and overall level of compliance for each building.

## Assessment results
Based on an actual site visit and documentation review by a sustainability expert.

## Third-party assessment/certification
Ensures objective, credible, and accurate reporting of compliance.

## A rating system with 4 categories (levels) of compliance for benchmarking.

## Verifiable evidence of compliance:
GBI provides a detailed third party-assessment report, and score/rating certificate.
Getting Started

- Select a building
- Contact GBI to discuss your project
- Create your GBI account
- Complete and submit a Quote Request Form online
- Receive your formal pricing quote
- Place your order
Contact GBI:

Mark Lesher
mark@thegbi.org
503.274.0448
Ext. 102