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A-GRAM

AGRAM 17-01
February, 2017

Change to AF New Construction and Major Renovation Certification Requirements

Purpose

This A-Gram provides guidance on the AF switch **from** using Leadership in Energy and Environmental Design (LEED) Silver certification, as required by the Air Force Sustainable Design and Development (SDD) Implementing Guidance Memorandum (Jun 2011); **to** third-party certification using the DoD version of Guiding Principles (GPs) Compliance certification of either the 1) US Green Building Council (USGBC)/ Green Business Certification Inc. (GBCI), or 2) Green Building Initiative (GBI) rating systems, for all applicable projects as described herein.

Discussion

BACKGROUND:

Current public laws and executive orders require all new Federal facilities to meet a comprehensive set of requirements commonly referred to as the Federal High Performance and Sustainable Building (HPSB) GPs. These requirements have been consolidated into UFC 1-200-02, *High Performance and Sustainable Building Requirements*. The Department of Defense Sustainable Buildings Policy Memorandum (10 Nov 2013) states “A building that meets the UFC (1-200-02) requirements shall be considered compliant with the requirements of law and the Guiding Principles.” Additionally, the memo requires DOD Components to “... establish an auditable process to ensure applicable new buildings and major renovations meet requirements as defined in the UFC. The auditable process shall include green-building certification ...”

The AF has utilized the USGBC LEED rating system as a third-party validation of meeting project sustainability goals since 2001. While the intent of the HPSB GP requirements align somewhat with the LEED rating system, LEED Silver certification does not constitute compliance with the Federal requirements and UFC 1-200-02. In an effort to reduce confusion about project sustainability goals, advance compliance with the Federal requirements, streamline HPSB GP compliance and tracking requirements, and identify a third-party certification that can be used for all new construction and major renovation projects, the AF reviewed newly developed USGBC/GBCI and GBI Guiding Principles Compliance rating systems and determined they can better serve as indicators of HPSB GP compliance.

APPLICABILITY:

The third-party certification requirements contained herein apply to AF construction activity as follows:

1. All new buildings larger than 5,000 SF, with construction costs greater than \$3M
2. All renovations to an existing building larger than 5,000 SF with construction costs greater than \$3M and 50% estimated replacement costs
3. To the extent practical for:
 - a. Buildings not on AF installations in the United States and its territories
 - b. Building supporting contingency operations
 - c. Non-permanent buildings
 - d. Projects marked as “austere” on the DD Form 1391

THIRD-PARTY CERTIFICATION REQUIREMENT:

Effective immediately, the USAF will discontinue use of LEED certification of new buildings and major renovations. Projects already registered for certification under LEED 2009 will continue with the process, and will achieve LEED Silver certification. All projects that have not yet registered for certification will register for Guiding Principles Compliance certification using the DoD version of either USGBC/GBCI or the GBI rating systems, and shall achieve verification of meeting the Federal requirements as detailed in UFC 1-200-02.

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