

GSA GBAC Building Labels Task Group Draft Recommendations

General

1. Our intent is not to set performance goals but to help agencies report progress toward achieving goals that have already been set.
2. Labels should be designed to convey information in a way that is clear, transparent and understandable to the general public.
3. We should not specify means and methods.
4. Labels should define reporting parameters and establish a baseline against which to measure performance over time.
5. The format for graphic representation should be the same for each metric.
6. All labels should be modeled on the graphic “bar” with mean performance indicated as well as the performance of the subject property (Insert example)
7. Metrics should be compared by building type
8. Labels should reference established metrics supporting environmental sustainability and human health and wellbeing.
9. Bar graph should include a performance scale with code minimum performance at one end and high achievement at the other (with extended ranges below code minimum and above high achievement). As codes become more rigorous, the ranges should “move” with the code.

Energy

1. Label should report absolute energy use and energy use intensity (EUI) per person and per SF by source (electricity, gas, etc.). Building data should include size (SF) and FTEs so this is an easy calculation.
2. Energy should be reported for the whole building and by building system (e.g. base building, lighting, plug load). Codes are moving toward sub-metering and our recommendations should anticipate that and include sub-meters as part of best practice.
3. Label should include asset level metrics (the building’s design potential) and operational metrics (actual performance).
4. Energy use data should be entered into Energy Star Portfolio Manager.
5. It is recommended that GSA establish a requirement that they will not lease a facility if the facility does not provide the data required to populate the label.

IEQ

1. Label should report on potential stressors (e.g. noise levels, temperature, air flow, light, pollutants, etc.) that should be kept within known ranges of human comfort. Bar graph

should be scaled to include known comfort ranges (with extended ranges below and above known comfort ranges).

2. Future labels should report on human responses to building IEQ in real time and place (that is, tie the metrics to the occupants rather than to the building).

Water

1. Label should report total water consumption, total potable consumption
2. Label should report absolute water use as well as water use intensity per person and per SF.
3. The goal should be to report use by building system and report building use separate from grounds use (irrigation and maintenance)
4. CDP water accounting protocol asks for information about water withdrawals by source, water discharges to various receiving bodies and water use intensity. This may be beyond our ability today but CDP protocols should be considered in future as a basis for detailed water risk management
5. Water data should be entered into Energy Star Portfolio Manager.

Waste

1. Label should report volume of waste generated and recycled as well as waste per occupant

Further Recommendations

1. Task Group recommends that Agencies institute pilot projects to develop methodologies and ranges supporting environmental sustainability and human health and well-being and case studies to test concepts (e.g. developing devices to monitor physiological responses to the built environment).