Building Project Guiding Principles

- New spaces should be 30 percent more energy efficient, and remodeled spaces (remodeled spaces generally involving change of use and significant energy system work) 15 percent more efficient than IBC Energy code (IECC 2006, equal to ASHRAE 90.1-2004) and 30 percent more water efficient than code.

- All projects over 50,000 square feet construction impacted area and new construction should complete energy modeling. Projects under 50,000 square feet and remodels should complete energy modeling if budget allows. If not, these projects should perform a basic energy audit of the building (or use information from existing audits of district buildings if available and relevant) and develop a baseline before construction.

- Projects that include new roof structures with adequate sun exposure for solar power should be built so they are solar ready by adding infrastructure for roof support where necessary, and allowing space for the necessary electrical equipment and hook ups. Projects should scope for a minimum of a 10 kW solar photovoltaic system. Projects should also consider other renewable energy applications.

- All projects should commission mechanical systems upon completion. New building projects should strive to have a commissioning agent included early in the design phase and throughout construction, project closeout, and through the warranty period (referred to as full or enhanced commissioning) to maximize benefits. Very small projects may not justify being commissioned.

- All projects should follow the LEED for Schools or Colorado's Collaborative for High Performing Schools (CO-CHPS) (when adopted) checklists and strive to achieve as many points as possible, particularly in the Water Efficiencies, Energy & Atmosphere, and Indoor Environmental Quality categories. These checklists should be used to help guide and influence green building strategies included in the design. The checklists also will be used as a reporting mechanism upon project completion. Strategies should include maximizing daylighting and increasing insulation.

- Where these alternatives exist, all projects should use materials that are durable, repairable, and reusable or recyclable; limit toxins and indoor air pollutants; are made with high post consumer recycled content; and are resource and energy efficient in their manufacturing, use, and disposal.

- All projects should divert at least 50 percent of the construction waste from the landfill. Demolition waste including ACM (asbestos-containing materials) cannot be recycled.

- Project design and construction should allow for teachable moments. Examples include displays about the construction work in the school and energy efficient or sustainable features; designing features that teach, such as a truth wall; and including interested student groups and classes in the design and construction process.