

Repairing in a Green Manner — Part 2

Significance of LEED® AP

Impact of Sustainability



Cause Cost Downtime

—solutions since 1971

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Damage Engineering INSIGHTS

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This is the continuation of a two-part *Damage Engineering Insights* series sharing selected insights about damage engineering aspects of scoping and monitoring sustainable repairs. Part 1 provided a concise explanation of the LEED® rating system. Visit www.dgpa.com to download a copy.

HOW SIGNIFICANT IS LEED AP? LEED AP is the designation that an individual has passed the LEED accreditation exam.

Only 10 to 20% of the individuals who have been certified have significant experience in the certifying or commissioning of buildings.

The exam has been designed to confirm that an individual is thoroughly versed in the intent of the LEED credits, and understands green building practices and principles, and the application of the rating system. It has not been designed to test the knowledge of underlying disciplines (such as building envelope, HVAC, electrical) involved in building redesign, repair, or commissioning.

The specificity of the LEED rating system can usually be used to frame the fundamental discipline technical dialog, thus minimizing the importance of accreditation at that level.

In a relatively few circumstances (typically when certification and/or commissioning processes are at issue), an individual's LEED AP will be an important supplement to their primary experience.

COST & LOGISTICAL IMPACT OF SUSTAINABILITY TO CONVENTIONAL REPAIRS

There are a number of general sources of credits designed to drive social responsibility in the execution of construction and renovation work which include:

- Diverting debris from landfills
- Recycled and renewable content of replacement materials
- Reusing existing building materials and buying used building material and fixtures
- Environmental friendly replacement material and equipment
- Buying regionally
- Maintaining good air quality during repairs
- Flushing the building air before occupancy

Specifications that are effectively tailored to LEED certification can facilitate cost optimization during the procurement process.

Call us so we can help you deal with repairing sustainably; or any other damage engineering need or concern that you might have. The breadth of our damage engineering practice keeps us at the cutting edge of the economy. We are always dealing with a very wide variety of damage at commercial, manufacturing, energy, technology, and infrastructure sites.

Multidiscipline sustainable damage engineering

There are a number of different damage engineering disciplines you may want to draw upon:

Building envelope: energy loss through roofing, glazing, walls

Electrical: light fixtures and their use-based controls

Plumbing: frequent repetitive users — toilets, urinals, and faucets

Mechanical/HVAC equipment: improving energy efficiency and dealing with the technological obsolescence of a lot of older but functional HVAC equipment caused by the widespread adoption and evolution of energy codes

Construction: monitoring repair costs, minimizing downtime, and dealing with the logistics associated with sustainability

LEED AP: the certification process engaged by the owner/property developer and the commissioning authority's actions

Downtime

There are many ways to achieve or maintain a building's LEED certification level.

Fortunately, sustainability may not necessarily extend the repair period, and the building can usually be occupied during prolonged commissioning. As in conventional repair situations:

High-efficiency energy equipment and other specialized sustainable equipment, building materials, components, and fixtures with long lead times may impact the critical path (the longest sequence of repair activities).

Timely expediting and consideration of alternative approaches may be instrumental in optimizing costs when downtime costs are significant.