

Above Green

MIDDLEBURG, VA

Project: SEA Building Addition

Subject: EQc2 Low Emitting Materials - Response to Review Comment


To Whom It May Concern:

This letter serves to address the following review comments for EQc2 Low Emitting Materials:

Low-Emitting Materials

Possible points: 3

Attempted: 3, Denied: 0, Pending: 3, Awarded: 0

Pending : 3 

Construction Preliminary Review

The project is pursuing the LEED v4.1 substitution path for this credit.

Product categories attempted: Flooring (100%), Wall Panels (99%), Ceilings (100%), and Insulation (85%)

Compliance has been demonstrated for one product category (Flooring: 100%). The documentation does not demonstrate compliance for additional categories.

1. Kawneer Storefronts / Entrances and OBE Glazing have been inappropriately identified in the calculation as being inherently non-emitting. Note that the full product, including Adhesives/sealants, paints/coatings, binders/resins must be inherently non-emitting for the finished product to qualify. Examples of products that are inherently non-emitting sources of VOCs are stone, ceramic, powder coated metals, plated or anodized metal, uncoated glass, clay brick, and unfinished or untreated solid wood flooring if they do not include integral organic based surface coatings, binders, or sealants.

Provide the following:

- a. A revised calculation that appropriately identifies the above noted products as not inherently non-emitting.
- b. The VOC emissions evaluations for these products.

2. The actual cost has not been entered in the calculation for every Wall Panel product. Note that omitting this data is only acceptable when 100% of the products meet the allowable VOC emissions evaluation requirements. However, two of the products listed may not be compliant.

Provide a revised calculation that includes the actual cost for every Wall Panel product. Even if documenting 100% compliance in a category, it is strongly suggested that the actual units of measure are provided to enable recalculations by the Reviewer, if necessary, to determine compliance.

3. It does not appear that all products installed within the waterproofing membrane have been entered in the calculation, including but not limited to ceiling suspension systems and insulation, which are documented within the MR BPDO Calculator.

Note that the ceiling suspension systems have emitting and non-emitting options. The full product, including cores/internal components, gasketing, adhesives/sealants, paints/coatings, binders/resins, etc. must be considered. Examples of products that are inherently non-emitting sources of VOCs are stone, ceramic, powder-coated metals, plated or anodized metal, uncoated glass, clay brick, and unfinished or untreated solid wood flooring if they do not include additives and/or surface coatings, binders, or sealants.

Note that the insulation product category includes all thermal and acoustic boards, batts, rolls, blankets, sound attenuation fire blankets, foamed-in place, loose-fill, blown, and sprayed insulation. Exclude insulation for HVAC ducts and plumbing piping from the credit. Insulation for HVAC ducts may be included at the project team's discretion.

Provide the following:

- a. A revised calculations that includes all products, in the attempted categories, installed within the waterproofing membrane.
- b. The VOC emissions evaluations, as applicable.

Items that do not require a response for this project, but should be considered for future projects:

- 1. SpecChem Underlayment and Uzin 886 have been included in the Flooring category, although they belong in the Adhesive and Sealants category.

For future projects, provide the following:

- a. A revised calculation in which the appropriate category is selected for the above noted products.
- b. The VOC emissions evaluations and VOC content documentation, as applicable.

As requested, I have addressed the above comments as follows:

- 1- The Wall Panels category has been withdrawn since LEED does not consider the aluminum storefront and glazing as inherently non-emitting.
- 2- The Wall Panels category has been withdrawn so cost is no longer necessary.
- 3- On previous LEED v4 projects, we never included ceiling suspension systems and did not get push back since v4.1 states to include *suspended* systems like *canopies and clouds* (not *suspension* systems) and to exclude overhead structural elements. If you agree, the Ceilings category should be compliant but I will assume the worst-case scenario and that you do not agree and withdraw the Ceilings category.

Concerning the Insulation category, all interior insulation products were included in the Low Emitting Materials Calculator. Any other insulation product found within the MR BPDO Calculator is exterior and not applicable.

If you have any questions about any of these, please do not hesitate to ask.

Thanks,

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