

LEED Review Comment Response Narrative  
Project: SEA Building Addition (1000125923)  
Credit: Minimum Indoor Air Quality Performance  
Design Preliminary Review

1. The total area of 25,207 square feet documented for this prerequisite varies substantially from the total gross area of 34,856 square feet reported in the project Registration Details of LEED Online. It is not clear whether all occupied space has been accounted for within the ventilation rate procedure calculations. Although some of the difference can be attributed to non-occupied spaces (e.g., mechanical rooms, inactive stairwells, shafts, and gross versus net area) and space types that are only required to meet the exhaust requirements of Table 6-4 without specific Table 6-1 minimum ventilation rate requirements (e.g., restrooms, janitor closets), a justification for any difference in excess of roughly 10% must be provided. All occupied spaces (which can include regularly occupied, nonregularly occupied, and unconditioned areas) must be provided with ventilation that meets the minimum requirements in accordance with ASHRAE 62.1-2010.

Update the Ventilation Rate Procedure calculations to include all occupied spaces and ensure that the area is reported consistently among all credits. If the difference in area is greater than 10%, provide a detailed narrative that describes the approximate area breakdown of the excluded spaces by space type to confirm that all occupied spaces have been included in the calculations.

**Response:**

All occupied areas have been confirmed as included in the calculator. Below is a detailed breakout of the excluded areas by floor:

Lower Level: 934 sf (mechanical/electrical space)

Level 2: 779 sf (stair core, elevator, restrooms, plumbing chase, storage, vestibule)

Level 3: 677 sf (stair core, elevator, restrooms, plumbing chase)

Level 4: 678 sf (stair core, elevator, restrooms, plumbing chase)

Level 5: 677 sf (stair core, elevator, restrooms, plumbing chase)

Penthouse: 2,324 sf (mechanical space)

Total excluded area: 6,129 sf

Total gross floor area less excluded area:  $34,856 - 6,129 = 28,727$  sf

Ventilated area reported in calculator: 25,207 sf

Difference between ventilated area reported in calculator and total gross floor area less excluded area:  
 $1 - 25,207/28,727 = 12\%$

This 12% difference accounts for the areas of exterior walls, interior walls, and columns.