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7 MANAGEMENT & OPERATION [MO]

7.1 GENERAL

7.1.1 Scope

- 1 The Management and Operations Category consists of factors associated with building design management and operations.
 - (a) Impacts: Environmental impacts resulting from ineffective building management and operations include:
 - (i) Climate Change
 - (ii) Fossil Fuel Depletion
 - (iii) Water Depletion
 - (iv) Materials Depletion
 - (v) Land use and Contamination
 - (vi) Water Pollution
 - (vii) Air Pollution
 - (viii) Human Comfort & Health
 - (b) Mitigate Impact: Factors that could mitigate impact include:
 - (i) Creating a Commissioning plan to meet all the sustainable goals of the project.
 - (ii) Providing facilities for the collection, storage, and proper removal of organic waste
 - (iii) Providing facilities for the collection, storage, and proper removal of recyclables
 - (iv) Providing leak detection systems
 - (v) Providing energy and water use sub-metering systems.
 - (vi) Providing an automated building control system to optimize building performance.
 - (vii) Managing hospitality resources to reduce waste and support sustainable food sources.
 - (viii) Promote and educate users about the sustainable initiatives of the building.
 - (ix) Providing a beneficial legacy to the community

7.1.2 Reference

- 1 The following documents are referred to in this section:
Global Sustainability Assessment System (GSAS) - v 2.1-2013, [Refer to Section 7 Part 1]

7.2 MANAGEMENT & OPERATION - [MO.1] RECYCLING MANAGEMENT

7.2.1 Scope

- 1 Recycling Management shall be measured for the following categories of the buildings:

Table1: Building Typology

Commercial
Governmental
Education

Light Industry
Health Centers
Sports
Railways

7.2.2 Description

- 1 The Project shall encourage space planning to designate containment facilities for the building's recyclable waste streams in order to minimize waste taken to landfills or incineration facilities.

7.2.3 Measurement Principle

- 1 The Project shall develop and implement a Recycling Management Plan for the collection, storage, and removal of recycling. Measurement
- 2 The Engineer shall demonstrate that a central sorting and storage area is located close to a truck loading area, and that sufficient storage has been provided for the recyclable material produced. The sorting and storage area must be properly isolated and ventilated to reduce negative health impacts for users and visitors on the site. Outline the collection procedures for recyclable materials in the project to demonstrate that recyclable materials will be easily collected and sorted. The Engineer shall also demonstrate how recyclable materials will be handled at an off-site facility.

7.2.4 Score

Table 2: Recommended minimum Requirement for QCS's Building Typologies

Recycling Mangement Plan Shall demonstrate Compliance

End of Part