

Capital Development Board

Green Building Guidelines for State Construction

1. All new state-funded building construction and major renovations of existing state-owned facilities are required to meet the current LEED NC standard or the most applicable standard of the LEED Family. All construction and major renovation projects regardless of size will achieve the highest level of certification practicable within the project budget.
 - a. A major renovation is defined as a project with a construction budget that equals 40% or greater of the building's current replacement cost.
 - b. New buildings and major renovations < 10,000 square feet will meet the highest LEED standard practicable including those credits CDB requires as mandatory. Certification is not required.
 - c. New buildings and major renovations \geq 10,000 square feet will achieve LEED "Silver" Certification at a minimum including those credits CDB requires as mandatory. USGBC certification is required.
2. Exemptions to these guidelines are buildings that are not "comfort" conditioned as determined by CDB. However, the project design team will document and incorporate all appropriate sustainable building methods, strategies and technologies in the final design.
3. State agencies and the project design team may apply to CDB for a waiver from the guidelines.

Waivers will be granted by CDB or the appropriate agency when the applicant can demonstrate and document:

- An unreasonable financial burden taking into account the operating and construction costs over the life of the building and total cost of ownership of the building
 - An unreasonable impediment to construction
 - The guidelines would impair the principal function of the building
 - The guidelines would compromise the historic nature of the structure
 - a. Documentation on the submittal must include at a minimum
 - Life cycle cost analysis
 - Energy modeling
 - Other – Create form or checklist
 - The design team must provide the documentation for the new project to confirm that LEED standards in the design have been followed.
4. The green building guidelines contained here will be analyzed and evaluated by CDB after 5 years or the completion of ten (10) CDB green projects which ever comes first.