

Recommended Revisions to MFCDC Specs for All New Construction or Rehab

The following specifications for all future MFCDC new construction or rehab are necessary for the project to achieve LEED-ND prerequisites for energy efficiency, water efficiency, and erosion and sedimentation control.

Building Energy Efficiency (GIB Prerequisite 2 and GIB Credit 2, LEED-ND)

- *New or rehabbed mixed-use/non-res/multi-family over 4 stories:* Update specs to require at least a 10% energy efficiency improvement over ASHRAE 90.1.
- *New or rehabbed residential 3 stories or fewer:* Formally state that all new construction homes will be certified under ENERGY STAR; current policy explains that ENERGY STAR will be sought when appropriate to building scope...but what that really means is new construction, and it's important to have clarity on that

Building Water Efficiency (GIB Prerequisite 3 and GIB Credit 3, LEED-ND)

- *New or rehabbed mixed-use/non-res/multi-family 4 stories or higher:* Update specs to require new construction to achieve 20% improvement over Energy Policy Act of 2005
- *New or rehabbed residential 3 stories or fewer:* update building specifications to require lavatory faucets, showers, and toilets that meet the prerequisite's specific low-flow requirements (taken from LEED for Homes 2008 WE Credit 3, Indoor Water Use):
 - a) The average flow rate for all **lavatory faucets** must be ≤ 2.0 gpm.
(Current MFCDC specs don't specify flow rate)
 - b) The average flow rate for all **showers** must be ≤ 2.0 gpm per stall.
(Current MFCDC specs don't specify flow rate, just say "low flow")
 - c) The average flow rate for all **toilets** must be ≤ 1.3 gpf
(This is met in current MFCDC specs)

OR

toilets must be dual-flush and meet the requirements of **ASME A112.19.14**
MFCDC specs allow dual-flush, but the ASME standard is not specified

OR

toilets must meet the U.S. EPA WaterSense specification and be certified and labeled accordingly.

Table 9. Low-rise and single-family fixtures and fittings

Fixture or fitting	High efficiency (1 point each)	Very high efficiency (2 points each)
Lavatory faucet	≤ 2.0 gpm	≤ 1.5 gpm OR meet U.S. EPA WaterSense specification
Shower	≤ 2.0 gpm per stall	≤ 1.75 gpm per stall
Toilet	≤ 1.3 gpf OR dual-flush and meet ASME A112.19.14 OR meet U.S. EPA WaterSense specification	≤ 1.1 gpf

To determine compliance, count the buildings that are new multiunit residential buildings three stories or fewer and new single-family residential buildings. Next, determine how many of these buildings would earn 3 points according to Table 8. A building counts toward the 90% requirement for the category only if all its fixtures and/or fittings meet the specifications in Table 8. Then calculate the percentage of buildings that are in compliance.

Construction Activity Pollution Prevention (GIB Prerequisite 4, LEED-ND)

- When contractors create a plot plan for permitting of new development with the City, provide MFCDC with a map showing proposed ESC BMPs that comply with the City standard in Chapter 600. MFCDC will ensure that ESC Plans are prepared and implemented for all new development within the project boundary.