

Alameda County Environmental Performance Specifications Checklist for New Construction and Major Remodels

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Introduction: These environmental performance specifications represent *minimum* standards required by Alameda County to meet current ordinances or policies. They are intended to be translated into construction documents by the project design team. These requirements do not override any applicable regulations, such as municipal code, and the Design Builder must ensure compliance with such applicable regulations.

Carpet

Goal: Minimize maintenance requirements and lifecycle environmental impact, and protect indoor air quality

Relevant County Policies: Environmental Purchasing Policy

Additional Resources: CSI specification for environmental performance specifications at

<http://www.acgov.org/sustain/documents/techspec-carpet.pdf>

Requirements:

- Carpet tile shall be used, except where their use is not feasible
- Install carpet tiles using non-glue system (e.g., Lok Dots (Patcraft), TandusTape (Tandus), and TacTiles (Interface))
- Solution-dyed carpet
- NSF/ANSI-140 Platinum certified carpet
- Carpet, and any applicable covered materials related to carpet installation, shall meet the requirements of LEED v4 Indoor Environmental Quality Credit titled Low-Emitting Materials
- Carpet Backing: PVC-free – OR – if PVC content is in carpet backing, backing shall have a minimum of 40% post-consumer recycled content
- After installation, surplus whole carpet tiles shall be protected, packaged and transferred to County for future use. Trim waste shall be recycled through local carpet recycling options or manufacturer recycling programs.

Architectural Coatings

Goal: Protect indoor air quality by minimizing off-gassing

Relevant County Policies: Environmental Purchasing Policy

Requirements:

- Zero volatile organic compound (VOC) emission level preferred, but at minimum shall not exceed levels set by the South Coast Air Quality Management District (SCAQMD) Rule 1113 (most recent version)
- Latex Paint shall be used

Adhesives and Sealants

Goal: Improve indoor air quality by minimizing off-gassing

Relevant County Policies: Environmental Purchasing Policy

Requirements:

- Volatile organic compound (VOC) emissions shall not exceed levels specified by the South Coast Air Quality Management District (SCAQMD) rule 1168 (most recent version).

Case work, cabinetry and other composite wood finishes

Goal: Improve indoor air quality by minimizing off-gassing

Relevant County Policies: Environmental Purchasing Policy

Requirements:

- No added formaldehyde preferred, but at minimum shall not exceed levels set by the California Air Resources Board Air Toxic Control Measures (ATCM) for formaldehyde requirements for Ultra Low-Emitting Formaldehyde (ULEF) resins

Furniture

Goal: Improve indoor air quality by minimizing off-gassing and reduce lifecycle environmental impact.

Relevant County Policies: Environmental Purchasing Policy

Additional Resources: Center for Environmental Health Guide for flame retardant free furniture:

http://www.ceh.org/wp-content/uploads/Flame_Retardant_Guide_Corp_FINAL-with-date.pdf; Responsible

Purchasing Network Guide to Green Purchasing Best Practices for Furniture:

http://www.responsiblepurchasing.org/purchasing_guides/furniture/naspo_rpn_furniture_puchasing_guide.pdf

Requirements:

- Minimum requirements for all GREEN FURNITURE PRODUCTS, including SALVAGED, REFURBISHED or REMANUFACTURED FURNITURE PRODUCTS:
 - Products must not contain: • Polyvinyl chloride (PVC) • Phthalates • Lead • polybrominated diphenyl ethers (PBDEs) • Stain resistant treatments that contain fluorinated compounds • Products must not contain greater than 50 parts per billion (ppb) of: Formaldehyde
- For Upholstered Furniture Seating Products that must comply with TB 117-2013/ NFPA 260/261, all products shall be free of added flame retardant chemicals. This applies to both standard and optional seating components, excluding electrical components. Electrical components shall be free of halogenated flame retardants.
- Upholstered Furniture Seating Products that must comply with TB 133/ ASTM E 1537, all seating shall be free of added halogenated flame retardant chemicals; this applies to both standard and optional seating components. The manufacturer shall identify which components of the furniture contain added flame retardant chemicals and which added flame retardant chemicals are used.
- Furniture shall be certified to be low VOC-emitting. Acceptable certifications include: GREENGUARD or GREENGUARD Gold Certified; **OR**, SCS Indoor Advantage or Indoor Advantage Gold Certified; **OR**, Cradle to Cradle Gold or Platinum Certified (or achieve Gold or Platinum status under the C2C Material Health category); **OR**, BIFMA Level Certified at level 1, 2 or 3, with Scorecard provided that shows at least one point for Credit 7.6, Low Emitting Furniture; **OR**, SMaRT Certified, with Scorecard provided that shows one point each under Public Health & Environment (PHE) standards 3-2 and 3-3.
- Furniture shall contain recycled-content, whenever feasible. Products shall contain at least 20% post-consumer recycled or remanufactured content by weight; **OR**, contain at least 40% total recycled content by weight; **OR**, be BIFMA Level Certified at level 1, 2 or 3, with Scorecard provided that shows at least one point for Credit 5.7, Recycled Content.
- If the product contains lighting equipment, it must be: Compliant with the European Union's Restriction of Hazardous Substances (RoHS) Directive (65/2011/EU); **AND**, ENERGY STAR-rated including either a light emitting diode (LED) lighting system or a linear fluorescent lighting system.

Hard Surface/Resilient Flooring

Goal: Improve indoor air quality by minimizing off-gassing and life-cycle chemical use

Relevant County Policies: Environmental Purchasing Policy

Requirements:

- Flooring products shall be certified to meet one or more of the following standards, when applicable:
 - FloorScore
 - NSF 332
 - SCS Indoor Advantage Gold (most recent version)
 - UL Greenguard Gold (UL 2818 and UL 2821, most recent versions)
- Flooring shall be installed using adhesives with VOC emissions that do not exceed levels specified by the South Coast Air Quality Management District (SCAQMD) rule 1168 (most recent version).
- It is **preferred** that installed flooring products do not require regular waxing and stripping for ongoing maintenance.
- When required, flooring products shall be compatible with green cleaning products, including neutral cleaners used for daily maintenance, and, if applicable, flooring strippers, waxes or other finishes. For a list of cleaners used, contact GSA Janitorial Manager.

Integrated Pest Management Building Design

Goal: Institute building design and construction practices that reduce long-term pest related problems

Relevant County Policies: Integrated Pest Management Resolution; Environmental Purchasing Policy

Additional Resources: Pest Prevention by Design reference guide <http://sfenvironment.org/download/pest-prevention-by-design-guidelines>

Requirements:

- Consider inclusion of a site specific IPM plan and appropriately timed IPM inspection. For renovation, inspections should be conducted prior to design development. For new construction, inspection should be conducted near completion of the exterior shell.
- At minimum, meet the following guidelines as described in the [Pest Prevention by Design](#) reference guide:
 - **1.10** All points where utilities go through the slab should be readily accessible for inspection. Gaps between penetrations and slab should be sealed using epoxy as a sealant, mesh barriers, or sand barriers (Also see 16.1).
 - **4.6** Design and construct exterior building surfaces to minimize pest access to interior (Also see 1.7 & 4.7).
 - **9.2** Design floor drains for complete drainage and easy cleaning.
 - **10.1** Reduce pest access through doors.
 - **18.2** Design for easy inspection.
- For landscapes and structures that fall under the Healthy Schools Act, contractor shall comply with all requirements under the law, including providing notice and documentation regarding pesticide use.

Landscaping

Goal: Reduce pesticide, fertilizer, and water use in landscaping

Relevant County Policies: Bay-Friendly Landscape Resolution; Integrated Pest Management Resolution

Additional resource: <http://bayfriendlycoalition.org/> and <http://stopwaste.org/preventing-waste/assistance-and-grants-public-agencies>

Requirements:

- Landscaping shall follow Bay Friendly Landscaping Guidelines, most recent version. See additional resources section (above) for relevant links.
- Project shall be Bay Friendly Landscape Rated. Funding may be available, see resources link above.
- If ongoing maintenance is included as part of the construction contract, landscape maintenance contractor shall be required to maintain it in a manner consistent with integrated pest management practices and shall be required to report pesticide use to the County.
- For landscapes and structures that fall under the Healthy Schools Act, contractor shall comply with all requirements under the law, including providing notice and documentation regarding pesticide use.