

Construction Services Memorandum

December 19, 2006

To: MaineHousing Development, Design, and Construction Partners
From Don McGilvery, Construction Services Manager

Subject: Amendment #3 – New Green Standards to be added to the August 2005 Edition of MaineHousing’s *Green Building Standards*

Consistent with our ongoing initiatives for green and sustainable design and construction, MaineHousing continues to promote green building practices for all of its projects. To this end, it is both appropriate and expected that new standards will evolve over time and will be developed and incorporated into our overall *Green Building Standards*.

By copy of this memo, we are pleased to announce that MaineHousing has adopted the following two new green standards:

**SECTION 5 R4
ENERGY EFFICIENCY – LIGHTING CONTROLS**

Standard

Research, specify, and provide as appropriate, automatic lighting controls to minimize energy use in unoccupied or infrequently occupied spaces within project buildings.

Intent

To save energy by tuning off or reducing unnecessary lighting.

Requirements

Provide automatic on/of lighting controls activated by occupant load and/or natural light sensors or other “smart” control systems for lights or groups of lights in common areas such as stairways, corridors, community rooms, public toilet facilities, offices, laundries, etc. while still maintaining minimum lighting levels, particularly in egress routes, as required by applicable codes.

Verification

- 1** Designers of record are to provide project design specifications and/or drawings that clearly indicate functional intent consistent with this standard.
- 2** Commissioning Agent is to review and verify that opportunities have been explored to the maximum extend feasible, consistent with the goals and objectives of this standard.
- 3** Designers of record and Construction Analyst are to verify installation and proper operation.

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Resources

None

Notes

None

Rehab/Renovation

The requirements of this standard must be followed where building lighting systems improvements are included within the renovation project scope.

Cost Implications

Minor added costs for additional sensor/switches/controls/wiring with very likely considerable energy costs savings over the life of the project.

SECTION 11 R1

CONSTRUCTION PRACTICES

Standard

Research, specify, and require as appropriate, construction waste and/or debris recycling.

Intent

To minimize impacts to landfills and maximize the recycling of reuseable materials where reuse/recycling facilities are reasonably accessible to the project site. For the purposes of defining “reasonably accessible” an analysis of costs vs. benefits shall be prepared and presented, indicating whether or not this standard can be met.

Requirements

Provide a written construction materials recycling/waste management work plan, provide on-site containers specific to the items targeted in the plan, monitor and document results of the efforts taken, and report all quantifiable results.

Verification

- 1 Develop and document a construction materials recycling/waste management work plan.
- 2 Construction Analyst to verify efforts and operations and track any quantifiable results.

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Resources

Maine Housing and Building Materials Exchange, Gray, Maine
www.mainebme.org

Maine Materials Exchange, Freeport, Maine
www.m2x.com

Commercial Paving and Recycling, Scarborough, Maine
www.cpcrs.com

KTI Biofuels, Lewiston, Maine
www.casella.com

Notes

None

Rehab/Renovation

The requirements of this standard must be followed where scheduled building improvements will generate construction wastes and/or debris as part of the renovation project.

Cost Implications

No anticipated added costs – potentially cost benefits to the contractor and the overall construction budget.

Signed: Donald R. McGilvery, Construction Service Manager

End of New Standards