SEVENTH EDITION

# FUNDAMENTALS OF BUILDING CONSTRUCTION

MATERIALS AND METHODS

> EDWARD ALLEN JOSEPH IANO

> > WILEY

### **FUNDAMENTALS OF BUILDING CONSTRUCTION**



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MATERIALS AND METHODS

Seventh Edition

Edward Allen and Joseph Iano

# WILEY

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# **CONTENTS**

### Preface to the Seventh Edition xi

# **1** Making Buildings 3

Learning to Build 4 Buildings and the Environment 4

OTHER SUSTAINABLE BUILDING PROGRAMS AND STANDARDS 8

The Work of the Design Professional 12 The Work of the Construction Professional 20 Trends in the Delivery of Design and

Construction Services 25



# 2 Foundations and Sitework 33

Foundation Requirements 34 Earth Materials 35

### SUSTAINABILITY AND FOUNDATIONS AND SITEWORK 41

Earthwork and Excavation 42 Foundations 50 Foundations as Building Enclosure 65 Sitework 72 Designing Foundations 75 Foundations and the Building Code 75

# **3** Wood 79

Trees 80
SUSTAINABILITY AND WOOD 84
Lumber 84
Wood Products 96
Plastic Lumber 102
Wood Panel Products 102
Protecting Wood from Decay and Fire 106
CHEMICAL WOOD PRESERVATIVE TREATMENTS 107
Wood Fasteners and Adhesives 109
WOOD PRODUCT ADHESIVES AND FORMALDEHYDE 115
Prefabricated Wood Components 115



**CASE STUDY 121** French American School



### 4 Heavy Timber and Mass Timber Construction 125

Types of Construction 126

 SUSTAINABILITY AND HEAVY TIMBER AND MASS TIMBER CONSTRUCTION 129
 Fire Resistance of Large Wood Members 131

CALCULATING THE FIRE RESISTANCE OF WOOD MEMBERS 131

Traditional Heavy Timber Construction 132 Contemporary Heavy Timber

Construction 134

Mass Timber Construction 140

Wood–Concrete Composite Construction 143 Longer Spans in Heavy Timber and Mass Timber 144

PRELIMINARY DESIGN OF HEAVY TIMBER

AND MASS TIMBER STRUCTURES 148

### 5 Wood Light Frame Construction 151

History 153 Platform Frame 154  SUSTAINABILITY AND WOOD LIGHT FRAME CONSTRUCTION 156
 Foundations for Wood Light Frame Structures 156
 Building the Frame 164
 Variations on Wood Light Frame Construction 199
 PRELIMINARY DESIGN OF WOOD LIGHT FRAME STRUCTURES 202
 Wood Light Frame Construction and the Building Codes 202
 Uniqueness of Wood Light Frame Construction 204

### 6 Exterior Finishes for Wood Light Frame Construction 211

Protection from the Weather 212
Roofing 213
Windows and Doors 220
PAINTS AND COATINGS 224
Siding 228
Corner Boards and Exterior Trim 237
Sealing Exterior Joints 238
SUSTAINABILITY AND PAINTS AND OTHER ARCHITECTURAL COATINGS 240
Exterior Painting, Finish Grading, and Landscaping 240
Exterior Construction 240

### 7 Interior Finishes for Wood Light Frame Construction 245

 Completing the Building Enclosure 253
 SUSTAINABILITY AND INSULATION MATERIALS FOR WOOD LIGHT FRAME CONSTRUCTION 262
 Wall and Ceiling Finish 264
 Millwork and Finish Carpentry 265 PROPORTIONING FIREPLACES 266
 PROPORTIONING STAIRS 280
 Flooring and Ceramic Tile Work 282
 Finishing Touches 284



8 Brick Masonry 289

History 290
Mortar 293
SUSTAINABILITY AND BRICK MASONRY 296
Brick 296
Brick Masonry 304
Masonry Wall Construction 319

# 9 Stone and Concrete Masonry 329

Stone Masonry 330
SUSTAINABILITY AND STONE AND CONCRETE MASONRY 343
Concrete Masonry 348
Other Types of Masonry Units 358
Masonry Wall Construction 359

# 10 Masonry Wall Construction 363

Types of Masonry Walls 364
PRELIMINARY DESIGN OF LOADBEARING MASONRY STRUCTURES 372
Spanning Systems for Masonry Bearing Wall Construction 372
Detailing Masonry Walls 376
Special Problems of Masonry Construction 380
MOVEMENT JOINTS IN BUILDINGS 382
Masonry Paving 388
Masonry and the Building Codes 389
Uniqueness of Masonry 389



# 11Steel FrameConstruction395

History 396
The Material Steel 398
PRELIMINARY DESIGN OF STEEL STRUCTURES 401
Joining Steel Members 409

#### viii / Contents

Details of Steel Framing 415
SEISMIC FORCE RESISTING SYSTEMS 421
The Construction Process 426
Fire Protection of Steel Framing 442
Longer Spans and Higher-Capacity Columns in Steel 447
FABRIC STRUCTURES 454

 SUSTAINABILITY AND STEEL FRAME CONSTRUCTION 458
 Steel and the Building Codes 459
 Uniqueness of Steel 459

### **12** Light Gauge Steel Frame Construction 467

The Concept of Light Gauge Steel Construction 468

SUSTAINABILITY AND LIGHT GAUGE STEEL Framing 469

Light Gauge Steel Framing 470

Other Uses of Light Gauge Steel Framing 479

PRELIMINARY DESIGN OF LIGHT GAUGE STEEL FRAME STRUCTURES 481

Insulating Light Gauge Steel Frame Structures 481

Finishes for Light Gauge Steel Framing 482

Advantages and Disadvantages of Light Gauge Steel Framing 482

Light Gauge Steel Framing and the Building Codes 482

METALS IN ARCHITECTURE 484

#### **CASE STUDY 490** Camera Obscura at Mitchell Park, Greenport, New York

# 13 Concrete Construction 495

History 496
Cement and Concrete 497
SUSTAINABILITY AND CONCRETE CONSTRUCTION 500
Making and Placing Concrete 503
Formwork 507
Reinforcing 508
Concrete Creep 522
Prestressing 522
Concrete Standards 527
Innovations in Concrete 527

# 14 Sitecast Concrete Framing Systems 533

Casting a Concrete Slab on Grade 535 Casting a Concrete Wall 540 Casting a Concrete Column 544 One-Way Floor and Roof Framing Systems 545 Two-Way Floor and Roof Framing Systems 555 Sitecast Posttensioned Framing Systems 561 Other Types of Sitecast Concrete 562

CUTTING CONCRETE, STONE, AND MASONRY 568

Longer Spans in Sitecast Concrete 570 Designing Economical Sitecast Concrete Buildings 572

### PRELIMINARY DESIGN OF SITECAST CONCRETE STRUCTURES 574

Sitecast Concrete and the Building Codes 575 Uniqueness of Sitecast Concrete 575



# 15 Precast Concrete Framing Systems 583

Precast, Prestressed Concrete Structural Elements 586

PRELIMINARY DESIGN OF PRECAST CONCRETE STRUCTURES 587

Assembly Concepts for Precast Concrete Buildings 588

Manufacture of Precast Concrete Structural Elements 589

Joining Precast Concrete Members 595

### Fastening to Concrete 596

Composite Precast/Sitecast Concrete Construction 609

The Construction Process 609

SUSTAINABILITY AND PRECAST CONCRETE FRAMING SYSTEMS 610

Precast Concrete and the Building Codes 611 Uniqueness of Precast Concrete 611

# 16 Designing the Building Enclosure 621

Functional Requirements of the Building Enclosure 622

# SUSTAINABILITY AND THE BUILDING ENCLOSURE 629 Keeping Water Out 629 Controlling the Flow of Heat 634 Controlling Air Leakage 636 Controlling the Diffusion of Water Vapor 638 Sealing Joints in the Exterior Wall 641

# **17** Roofing 649

Low-Slope Roofs 651
SUSTAINABILITY AND ROOFING 656
Steep Roofs 671
Cool Roofs 684
DISSIMILAR METALS AND GALVANIC CORROSION 686
Green Roofs 688
Photovoltaic Systems 690
Roofing and the Building Codes 691



# **18** Glass and Glazing 695

History 696 The Material Glass 699 SUSTAINABILITY AND GLASS 700 **OTHER TYPES OF GLASS** 711 Glazing 712 Glass and Energy 721 Glass and the Building Codes 721

> CASE STUDY 726 Skating Rink at Yerba Buena Gardens

# **19** Windows and Doors 731

Windows 732

- PLASTICS IN BUILDING CONSTRUCTION 739
- SUSTAINABILITY AND WINDOWS AND DOORS 745

Doors 745

Other Window and Door Requirements 752

# 20 Cladding with Masonry and Concrete 759

Masonry Veneer Curtain Walls 760 Stone Curtain Walls 767 Precast Concrete Curtain Walls 771 Exterior Insulation and Finish Systems 774

# CASE STUDY 778

Seattle University School of Law

### 21 Cladding with Metal and Glass 783

Aluminum 784

 SUSTAINABILITY AND CLADDING WITH METAL AND GLASS 789
 Aluminum and Glass Framing Systems 791

An Outside Glazed Curtain Wall System 797 Double-Skin Facades 800 Sloped Glazing Systems 800 The Curtain Wall Design Process 801 Metal Panel Cladding 801

# 22 Selecting Interior Finishes 807

Installation of Mechanical and Electrical Services 808

Sustainability and Interior Finishes 810

The Sequence of Interior Finishing Operations 810

Selecting Interior Finishes 811

OTHER SURFACE FLAMMABILITY CRITERIA 815

Long-Term Trends in Interior Finish Systems 817

# 23 Interior Walls and Partitions 821

Interior Walls and Fire Criteria 822 Partition Framing 823

 SUSTAINABILITY AND GYPSUM AND OTHER WALL COVERING PRODUCTS 826
 Plaster Partitions 827
 Gypsum Board Partitions 837
 PLASTER ORNAMENT 838
 Masonry Partitions 848
 Wall and Partition Facings 848

## 24 Finish Ceilings and Floors 855

Finish Ceilings 856
Types of Ceilings 857
SUSTAINABILITY AND FINISH CEILINGS AND FLOORS 866
Finish Flooring 867
Types of Finish Flooring Materials 871

### Appendix 884

Glossary 886

**Index** 917

# **PREFACE TO THE** Seventh Edition

First published over a quarter century ago, *Fundamentals* of Building Construction: Materials and Methods has wrought a revolution in building construction education. It made a previously unpopular area of study not merely palatable but vibrant and well liked. It has taken a practical, and at times undervalued, body of knowledge and made it widely recognized as centrally relevant to good building design. It has replaced dry, unattractive books with a welldesigned, readable volume that students value and keep as a reference work. It was the first book in its field to be evenhanded in its coverage and profusely and effectively illustrated throughout. It was the first to release the teacher from the burden of explaining everything in the subject, thereby freeing class time for discussions, case studies, field trips, and other enrichments.

Gaining a useful knowledge of the materials and methods of building construction is crucial and a necessity for the student of architecture, engineering, or construction, but it can be a daunting task. The field is broad, diverse, complex, and under constant change, such that it seems impossible to ever master. This book has gained its preeminent status as an academic text in this field because of its logical organization, outstanding illustrations, clear writing, and distinctive philosophy.

It is *integrative*, presenting a unified narrative that interweaves issues of building science, material properties, building craft, and legal constraints so that the reader does not have to refer to separate parts of the book to make the connections among these issues. The elements of building construction are presented as whole working systems rather than disconnected parts.

It is *selective* rather than comprehensive. This makes it easy and pleasant for the reader to gain a working knowledge that can later be expanded, without piling on so many facts and figures that the reader becomes discouraged from learning about construction. This book deals, as its subtitle indicates, with fundamentals.

It is *empowering* because it is structured around the process of designing and constructing buildings.

The student of architecture will find that it features the design possibilities of the various materials and systems. Students interested in building or managing the construction process will find its organization around construction sequences to be invaluable.

This seventh edition incorporates extensive updates and revisions. Chapter 4, now entitled "Heavy Timber and Mass Timber Construction," covers new and exciting developments in the design and construction of tall wood buildings. We discuss mass timber construction methods, upcoming building code provisions that will regulate this new construction type, and more. A rewritten chapter, now titled "Designing the Building Enclosure," comprehensively addresses in one place all aspects of building enclosure ("building envelope") science, making this important material easier for students to access and instructors to teach. In Chapter 1, our coverage of sustainable building has kept pace with this evolving topic, including, for example, an expanded discussion of the increasingly sophisticated tools available for assessing the environmental and health impacts of building materials. Throughout the remainder of the text the reader will find extensive updates in content, along with new illustrations and photographs, reflecting the latest practices and developments in the field.

In this edition, a special thank-you goes to Fast + Epp engineers, and in particular, Davin Lewis, P.E., of that firm, for their generous advice and assistance. Thank you as well to David Barber of Arup and Colin Shane of RDH for their efforts. Lastly, we offer our thanks to the many teachers, students, and professionals who have purchased and used this work. Your satisfaction is our greatest reward, your loyalty is greatly appreciated, and your comments are always welcome!

> —E.A., Weyland, Massachusetts —J.I., Seattle, Washington

Additional resources for instructors and students are readily available via the companion website: www.wiley.com/go/allenfbc7e.

Icons throughout the text indicate SketchUp exercises and animations which are also available for download on the companion website.

### **FUNDAMENTALS OF BUILDING CONSTRUCTION**





# MAKING BUILDINGS

#### • Learning to Build

• Buildings and the Environment Sustainable Buildings Sustainable Building Materials The Impact of Sustainable Buildings

### • The Work of the Design Professional

Environmental and Land Use Regulations Building Codes Other Constraints Construction Standards and Information Resources

- The Work of the Construction Professional Providing Construction Services Construction Scheduling Managing Construction
- Trends in the Delivery of Design and Construction Services Fostering Collaboration Improving Productivity Advances in Information Technology

Other Sustainable Building Programs and Standards

An ironworker connects a steel wide-flange beam to a column. (Courtesy of Bethlehem Steel Company.) We build to satisfy our practical and spiritual needs. Not all human activity can take place outdoors. We need shelter from sun, wind, rain, and snow. We need dry, level surfaces for our activities. On these sheltered surfaces, we need air that is warmer or cooler, more or less humid, than outdoors. We need less light by day, and more by night, than is offered by the natural world. We need services that provide energy, communications, water, and disposal of wastes. And we need structures that house and express our cultural and spiritual aspirations. So, we gather materials and assemble them into the constructions we call buildings in an attempt to satisfy these needs.

### **LEARNING TO BUILD**

This book is about the materials and methods of building construction. Throughout it, alternative ways of building are described: different structural systems, different methods of building enclosure, and different interior finishes, each with characteristics that distinguish it from the alternatives. Sometimes a choice between alternatives is based on visual characteristics, such as when a particular finish material is preferred for its surface character and beauty, or when a material such as concrete is selected over steel for its massiveness and plasticity. Sometimes choices are purely technical, such as the selection of a membrane that is impervious to water for a low-slope roof, or when a particular method of masonry wall reinforcing is selected to provide resistance to earthquake forces. Choices of materials and building systems may be made with the goal of minimizing environmental impacts or they may be dictated by regulations intended to protect public safety and welfare. Construction costs, energy efficiency, durability, and many other factors come into consideration.

This textbook will start you down the path of becoming skilled at making such choices. But it is incumbent upon the student to go beyond what is provided here—to other books, product literature, trade publications, professional periodicals, websites, and especially the design office, workshop, and building site. One must learn how materials feel in the hand; how they look in a building; how they are manufactured, worked, and put in place; how they perform in service; how they age with time. One must become familiar with the people and organizations that produce buildings-the architects, engineers, product manufacturers, materials suppliers, contractors, subcontractors, workers, inspectors, managers, and building owners-and learn to understand their respective methods, problems, and points of view. There is no other way to gain the breadth of information and experience necessary than to get involved in the art and practice of building.

In the meantime, this long and hopefully enjoyable process of education in the materials and methods of building construction can begin with the information presented within this text.

Go into the field where you can see the machines and methods at work that make the modern buildings, or stay in construction direct and simple until you can work naturally into building-design from the nature of construction.

—Frank Lloyd Wright, "To the Young Man in Architecture," 1931

# **BUILDINGS AND THE ENVIRONMENT**

In constructing and occupying buildings, we expend large quantities of the earth's resources and generate a significant portion of its environmental pollution. The construction and operation of buildings account for as much as a third of the world's energy consumption and carbon dioxide (a global warming gas) emissions. In the United States, building operation and construction consume between a third and a half of the country's energy, 70 percent of its electricity, 12 percent of its potable water, 30 percent of its raw materials, and a third of its solid waste. And these same activities are responsible for as much as 45 percent of the country's carbon dioxide emissions. Buildings are also significant emitters of particulates and other air pollutants. In short, building construction and operation contribute to many forms of environmental degradation and place a significant burden on the earth's resources.

In 1987, the United Nations report "Our Common Future" provided a concise definition of sustainable development: building to meet the needs of the present generation without compromising the ability of future generations to meet their own needs. But, by consuming irreplaceable fossil fuels and other nonrenewable resources, by building in sprawling patterns on prime agricultural land, by using destructive land development and forestry practices that degrade natural ecosystems, by generating substances that pollute water, soil, and air, and by generating copious amounts of waste materials that are eventually incinerated or buried in the earth, we have been building in a manner that will make it increasingly difficult for our children and their children to meet their needs for communities, buildings, and healthy lives. Sustainable building construction demands a more symbiotic relationship between people, buildings, communities, and

#### FIGURE 1.1

The Bullitt Center, Seattle, designed by architect Miller Hull Partnership, was the first commercial building to achieve Living Building certification in 2015. This building generates as much as 60 percent more electricity than it uses and consumes less than one-quarter of the energy of a typical U.S. office building. (Photo by Joe Iano.)

the natural environment. Sustainable buildings—in both their construction and operation—must use less energy, consume fewer resources, cause less pollution of the air, water, and soil, reduce waste, discourage wasteful land development practices, and contribute to the protection of natural environments and ecosystems.

Over the decades since the release of "Our Common Future," the practice of sustainable design and construction, also called green building, has grown. The understanding of the interplay between buildings and the environment has deepened, and standards for assessing the sustainability of materials and construction practices have grown in number and matured in approach. The definition of sustainability has expanded to address the human health impacts of buildings and to include issues of social and economic fairness. And the expectations for the performance of sustainable buildings have, in some cases, moved from doing less environmental harm to doing no harm or even undoing previous such harms. That is, a sustainable building can be designed to consume no energy or even generate excess energy, cause no air pollution or even help clean the atmosphere, and so on (Figure 1.1).

Also during this time, interest in and adoption of green building has broadened among public agencies, private owners, and the users of buildings. The design and construction industry has become more skillful at applying green practices, and sustainable building has become more



integrated with mainstream practice. As a result, sustainable building performance continues to improve while the premium in cost and effort to design and construct such buildings continues to decline.

#### **Sustainable Buildings**

Sustainable building requires a holistic, interdisciplinary approach to design and construction. For example, one project goal may be to provide natural daylighting, as a means to improving productivity and the well-being of building occupants. Good daylighting design reduces reliance on electric lighting. This, in turn, reduces electricity consumption and excess heat generated by the electric lights. This, then, reduces cooling loads and allows the building's cooling system to be reduced in capacity and physical size. Daylighting design can also influence building siting and shape, the arrangement and sizes of spaces within the building, and the building structure and enclosure. As a result of the decision to provide natural daylighting, many building systems are impacted, and many opportunities for cost savings, reductions in energy consumption, improvements in occupant health and comfort, and lessening of environmental impacts are created.

This kind of design thinking, called *integrated design process* (*IDP*), is a whole-systems way of working that breaks down traditional boundaries between disciplines and parts of the work. All key members of the design, construction, and owner groups are brought together. A clear vision and goals are established. The process spans from the earliest conceptual phase through design, construction, and post-occupancy (the operational phase once the project is completed). And a collaborative, interdisciplinary



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### LEED for New Construction and Major Renovation

Project Checklist

Project Name

Date

? Ν

Credit 1 Integrative Process

1

Location and Transportation Possible Points:					
Credit 1	LEED for Neighborhood Development Location		16		
Credit 2	Sensitive Land Protection		1		
Credit 3	High Priority Site		2		
Credit 4	Surrounding Density and Diverse Uses		5		
Credit 5	Access to Quality Transit		5		
Credit 6	Bicycle Facilities		1		
Credit 7	Reduced Parking Footprint		1		
Credit 8	Green Vehicles		1		

	Sustainable Sites Possible Points:				10
Y	Pre	ereq l	Construction Activity Pollution Prevention		Required
	Cre	edit 1	Site Assessment		1
	Cre	edit 2	Site Development—Protect or Restore Habitat		2
	Cre	edit 3	Open Space		1
	Cre	edit 4	Rainwater Management		3
	Cre	edit 5	Heat Island Reduction		2
	Cre	edit 6	Light Pollution Reduction		1

	W	ater	Efficiency	Possible Points:	11
Y	Prer	ereq l	Outdoor Water Use Reduction		Required
Y	Prer	ereq 2	Indoor Water Use Reduction		Required
Y	Prer	ereq 3	Building-Level Water Metering		Required
	Cre	edit 1	Outdoor Water Use Reduction		2
	Cre	edit 2	Indoor Water Use Reduction		6
	Cre	edit 3	Cooling Tower Water Use		2
	Cre	edit 4	Water Metering		1

	Ener	gy and Atmosphere	<b>Possible Points:</b>	33
Y	Prereq 1	Fundamental Commissioning and Verification		Required
Y	Prereq 2	Minimum Energy Performance		Required
Y	Prereq 3	Building-Level Energy Metering		Required
Y	Prereq 4	Fundamental Refrigerant Management		Required
	Credit 1	Enhanced Commissioning		6
	Credit 2	Optimize Energy Performance		18
	Credit 3	Advanced Energy Metering		1
	Credit 4	Demand Response		2
	Credit 5	Renewable Energy Production		3
	Credit 6	Enhanced Refrigerant Management		1
	Credit 7	Green Power and Carbon Offsets		2

	]	Mater	rials and Resources	Possible Points:	13
Y	P	Prereq l	Storage and Collection of Recyclables		Required
Y	P	Prereq 2	Construction and Demolition Waste Management Planning		Required
	c	Credit 1	Building Life-Cycle Impact Reduction		5
	c	Credit 2	Building Product Disclosure and Optimization — Environmental Product Decl	arations	2
	c	Credit 3	Building Product Disclosure and Optimization — Sourcing of Raw Materials		2
	c	Credit 4	Building Product Disclosure and Optimization — Material Ingredients		2
	c	Credit 5	Construction and Demolition Waste Management		2

		Indoo	r Environmental Quality	Possible Points:	16
Y		Prereq 1	Minimum Indoor Air Quality Performance		Required
Y		Prereq 2	Environmental Tobacco Smoke Control		Required
		Credit 1	Enhanced Indoor Air Quality Strategies		2
		Credit 2	Low-Emitting Interiors		3
		Credit 3	Construction Indoor Air Quality Management Plan		1
		Credit 4	Indoor Air Quality Assessment		2
		Credit 5	Thermal Comfort		1
		Credit 6	Interior Lighting		2
		Credit 7	Daylight		3
		Credit 8	Quality Views		1
		Credit 9	Acoustic Performance		1

	Innov	vation Possible Points: 6	
	Credit 1	Innovation	5
	Credit 2	LEED Accredited Professional	1

	Regio	nal Priority	Possible Points: 4	
	Credit 1	Regional Priority: Specific Credit	1	
	Credit 2	Regional Priority: Specific Credit	1	
	Credit 3	Regional Priority: Specific Credit	1	
	Credit 4	Regional Priority: Specific Credit	1	
	Total		Possible Points: 110	

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

#### FIGURE 1.2

The LEED v4 New Construction and Major Renovation Project Checklist. (Courtesy of U.S. Green Building Council.)

approach is used that maximizes opportunities for synergies and innovation.

In the United States, the most widely applied program for building sustainability is the U.S. Green Building Council's *Leadership in Energy and Environmental Design*, or *LEED*®, rating system. LEED for New Construction and Major Renovation groups sustainability goals into eight broad categories addressing areas such as site selection and development, energy efficiency, conservation of materials and resources, and others (Figure 1.2). Within each category are mandatory *prerequisites* and optional *credits* that contribute points toward a building's overall rating. During the design and construction process, the achievement of prerequisites and credits is documented and submitted to the Green Building Council, which then makes the certification of the project's LEED compliance after construction is completed. Depending on the point total achieved, four levels of sustainable performance are recognized, including, in order of increasing performance, Certified, Silver, Gold, and Platinum. The LEED rating system is itself voluntary. It is used when adopted by a private building owner or mandated by a public building agency.

The Green Building Council also provides rating systems for existing buildings, commercial interior buildouts, building core and shell construction, schools, retail buildings, healthcare facilities, homes, neighborhood developments, building operations and maintenance, and other project types. Through affiliated organizations, LEED is also implemented in Canada and other countries.

The International Living Future Institute's *Living Building Challenge*<sup>™</sup> sets a higher standard for sustainable building. This program aspires to move past making buildings that do less environmental harm to those that do no harm or even improve the natural environment and our well-being. For example, a building constructed and operated to this standard will (when considered on an annualized basis) generate all its own energy from on-site renewable resources, consume no fresh water, and have no greenhouse gas emissions.

The Living Building Challenge contains seven categories, called Petals, including Place, Water, Energy, Health & Happiness, Materials, Equity, and Beauty. Within these are 20 *Imperatives*, such as net zero energy, appropriate sourcing of materials, embodied carbon footprint, and more. There are three certification levels: Living Building Certification meets all imperatives appropriate to the building type, Petal Certification signifies a lower level of partial compliance, and Zero Energy Certification applies to projects that generate all energy on site without reliance on combustion processes. Certification occurs after a building has been operational for at least one year, when its real-world performance can be assessed. The Living Building Challenge can also be applied to other types of construction and development, such as neighborhoods, landscape and infrastructure projects, and building renovations.

#### **Sustainable Building Materials**

#### **Describing Sustainable Materials**

Designing sustainable buildings requires access to information about the environmental and health impacts of the materials used in their construction. For example, when selecting a material, the designer might ask: Does its manufacture depend on the extraction of nonrenewable resources, or is it made from recycled or rapidly renewable materials? Is additional energy required to ship this material from a distant location, or can it be obtained from local sources? Does the material contain toxic ingredients or generate unhealthful emissions, or is it free of such health concerns?

Information about building materials and products can come from different sources and take various forms:

• It may be self-reported by the product manufacturer, or it may come from an independent, trusted third party.

• It may take the form of a neutrally expressed, transparent disclosure of material attributes, or it may gauge the merits (or demerits) of such attributes and provide a rating of the material's sustainability.

• It may address a limited scope of concerns, or it may describe the full range of impacts of a material throughout its life cycle from raw materials extraction to end-of-life disposal or repurposing.

The industry-standard *Product Data Sheet (PDS)* is a simple example of manufacturer self-reported information. The PDS provides a description of a product, its material makeup and physical properties, and guidelines for use. It may also include information relevant to sustainability concerns, although this is not its primary purpose. The scope of information provided in a PDS is left entirely to the manufacturer, and the information is not independently verified.

### OTHER SUSTAINABLE BUILDING PROGRAMS AND STANDARDS

There are many programs and standards offering alternative pathways to sustainable building construction, suitable to various building types, objectives, and construction markets. For example, the U.S. National Association of Home Builders' National Green Building Standard addresses both single-family and multi-unit residential building types. The International Green Construction Code is a model code that puts green building standards into a legally enforceable format that is useful for municipalities that wish to mandate sustainable construction. CALGreen is the sustainable construction code for the state of California. Green Globes certifies new and existing sustainably designed buildings in the United States and Canada. The Building Research Establishment Environmental Assessment Method, or BREEAM, does the same for buildings constructed in the United Kingdom and other European countries. The Passive House Standard, implemented in many places around the globe, emphasizes dramatic reductions in the energy consumption of residential and commercial buildings. The International WELL Building Institute's WELL Building Standard certifies building construction with regard to human health and well-being criteria. In addition, professional organizations and government agencies offer programs to support sustainable building, such as the Architecture 2030 Challenge and ASHRAE's Standard for the Design of High-Performance Green Buildings, to name just two.

Environmental labels, also called ecolabels, are third-party environmental ratings. An example is the Green Seal Standard GS-11 for Paints and Coatings. Green Seal is an independent organization that develops sustainability standards and certifications. For a paint product to be certified to its standard, the product must meet minimum performance criteria, be free of toxic ingredients, and not exceed content limits on volatile organic compounds (VOCs). (VOCs are air polluting and unhealthful chemical compounds that are released in particularly heavy concentrations from wet-applied products as they dry.) By relying on this certification, the designer can confidently make environmentally responsible choices, without having to perform in-depth investigations of individual products.

Product disclosures are another form of reporting that provide transparent information about material ingredients and manufacturer practices. For example, the International Living Future Institute's Declare label describes a product's origins, its material ingredients, and end-oflife disposal or recycling options. By providing this information in a standardized format, designers can more easily compare the relative attributes of alternative materials or products and make better-informed choices. Like a Product Data Sheet, the Declare label is self-reported by manufacturers, albeit with an option for independent auditing to verify accuracy. Unlike ecolabels, product disclosures do not rate the sustainability of the product-it remains up to the user to interpret the information provided for this purpose.

*Environmental Product Declarations* (*EPDs*) describe the full, life-cycle environmental impacts of building materials and products. An example is the Western Red Cedar Lumber Association's Typical Red Cedar Decking Product Declaration. This 10-page document describes this product's material characteristics and quantifies—in some detail—environmental impacts throughout its life. For example, for every 1 square meter (11 square feet) of decking harvested, milled, trucked to the construction site, installed, maintained through its useful life, and then disposed of at the end of its life, this declaration reports the following:

• 73 MJ (70,000 BTU) of nonrenewable energy consumed

• 6.8 kg (15 pounds) of  $CO_2$  equivalent global warming potential

• 86 L (23 gallons) of fresh water consumed

Additional information in the report quantifies materials consumption, smog production, ozone depletion, acidification and eutrophication potential, waste materials generated, and more. Information about the standards to which this information is prepared and independent verification of the results are also included. While this document does not provide an environmental rating, it can be used, for example, in comparing Western red cedar to some other material, such as recycled plastic decking, to assess the relative environmental consequences of choosing one of these materials over the other.

In relative infancy are *Environmental Building Declarations*, or *EBDs*. As life-cycle data become available for the majority of materials and products used in construction, the same type of life-cycle analysis can be applied to whole buildings, allowing the environmental impacts of alternative building designs to be meaningfully compared.

Much of the environmental reporting provided by product manufacturers is developed according to the international series of standards designated *ISO 14020*, which establish guidelines for the development and use of environmental labels and declarations. By relying on information produced to common, accepted standards, designers and builders can have the greatest confidence in the consistency and relevance of the information provided.

#### The Material Life Cycle and Embodied Impacts

Preparation of environmental product and building declarations depends on the accounting of the environmental impacts of materials and products throughout their life cycles. This begins with raw materials extraction, continues with manufacture, construction, and use, and finishes at end of life when a material is disposed of or put to a new use. Such a life-cycle analysis (LCA), or cradle-to-grave analysis, is one of the most comprehensive methods for quantifying the environmental impacts associated with materials and buildings. Through each life-cycle stage, impacts are tallied: How much fossil fuel, electricity, water, and other materials are consumed? How much solid waste, global warming gasses, and other air and water pollutants are generated? The total of all these impacts describes the environmental *footprint* of the material (Figure 1.3).

concept of embodied The energy also derives from life-cycle analysis. Embodied energy is the sum total of energy consumed during a material's life cycle. Because energy consumption frequently correlates with the consumption of nonrenewable resources and the generation of greenhouse gasses, it is easy to assume that materials with lower embodied energy are better for the environment than others with greater embodied energy. However, in making such comparisons, it is important to be sure that the comparison is functionally equivalent. For example, a material with an embodied energy of 10,000 BTU per pound is not necessarily environmentally preferable to another with an embodied energy of 15,000 BTU per pound, if 2 pounds of the prior material are required to accomplish the same purpose as 1 pound of the latter. The types of energy consumed for each material, such as fossil, nuclear, or renewable,