

Glossary of Terms

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Glossary					

Acid Rain

The precipitation of dilute solutions of strong mineral acids, formed by the mixing in the atmosphere of various industrial pollutants (primarily sulfur dioxide and nitrogen oxides) with naturally occurring oxygen and water vapor.

Adapted (Introduced) Plants

Plants that reliably grow well in a given habitat with minimal attention from humans in the form of winter protection, pest protection, water irrigation, or fertilization once root systems are established in the soil. Adapted plants are considered to be low maintenance but not invasive.

Adaptive Reuse

The renovation of a building or site to include elements that allows a particular use or uses to occupy a space that originally was intended for a different use.

Adhesive

Any substance that is used to bond one surface to another surface by attachment. Adhesives include adhesive bonding primers, adhesive primers, adhesive primers for plastics, and any other primer.

Aerosol Adhesive

An adhesive packaged as an aerosol product in which the spray mechanism is permanently housed in a non-refillable can designed for hand-held application without the need for ancillary hoses or spray equipment. Aerosol adhesives include special purpose spray adhesives, mist spray adhesives and web spray adhesives.

Agrifiber Board

A composite panel product derived from recovered agricultural waste fiber from sources including, but not limited to, cereal straw, sugarcane bagasse, sunflower husk, walnut shells, coconut husks, and agricultural prunings. The raw fibers are processed and mixed with resins to produce panel products with characteristics similar to those derived from wood fiber.

Air Changes Per Hour (ACH)

The number of times per hour a volume of air, equivalent to the volume of space, enters that space.

Air Conditioning

The process of treating air to meet the requirements of a conditioned space by controlling its temperature, humidity, cleanliness and distribution (ASHRAE 62.1-2004).

Albedo

Synonymous with solar reflectance.

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Alternative Fuel Vehicles

Vehicles that use low-polluting, non-gasoline fuels such as electricity, hydrogen, propane or compressed natural gas, liquid natural gas, methanol and ethanol. Efficient gas-electric hybrid vehicles are included in this group for LEED purposes.

Angle of Maximum Candela

The direction in which the luminaire emits the greatest luminous intensity.

Anti-corrosive Paints

Coatings formulated and recommended for use in preventing the corrosion of ferrous metal substrates.

Aquatic Systems

Ecologically designed treatment systems that utilize a diverse community of biological organisms (e.g., bacteria, plants and fish) to treat wastewater to advanced levels.

Aquifer

An underground water-bearing rock formation or group of formations, which supplies groundwater, wells or springs.

Assembly Recycled Content

Includes the percentages of post-consumer and pre-consumer content. The determination is made by dividing the weight of the recycled content by the overall weight of the assembly.

Automatic Fixture Sensors

Motion sensors that automatically turn on/off lavatories, sinks, water closets and urinals. Sensors may be hard wired or battery operated.

Average Annual Building Users

The Average Annual Building Users is the average number of building users occupying the building for an eight-hour schedule per workday taken at the peak use period for the year, the low use period for the year, and the average use period for the year. An average is used because for some building types the occupancy use will fluctuate at different times of the year.

Baseline Building Performance

The annual energy cost for a building design intended for use as a baseline for rating above standard design, as defined in ASHRAE 90.1-2004 Informative Appendix G.

Basis of Design (BOD)

Includes design information necessary to accomplish the owner's project requirements, including system descriptions, indoor environmental quality criteria, other pertinent design assumptions (such as weather data), and references to applicable codes, standards, regulations and guidelines.

Biodiversity

The variety of life in all forms, levels and combinations, including ecosystem diversity, species diversity, and genetic diversity.

Biomass

Plant material such as trees, grasses and crops that can be converted to heat energy to produce electricity.

Bioremediation

Involves the use of microorganisms and vegetation to remove contaminants from water and soils. Bioremediation is generally a form of in-situ remediation, and can be a viable alternative to landfilling or incineration.

Blackwater

Does not have a single definition that is accepted nationwide. Wastewater from toilets and urinals is, however, always considered blackwater.

Wastewater from kitchen sinks (perhaps differentiated by the use of a garbage disposal), showers, or bathtubs may be considered blackwater by state or local codes. Project teams should comply with the blackwater definition as established by the authority having jurisdiction in their areas.

Breathing Zone

The region within an occupied space between planes 3 and 6 ft. above the floor and more than 2 ft. from the walls or fixed air-conditioning equipment.

Building Density

The floor area of the building divided by the total area of the site (square feet per acre).

Building Envelope

The exterior surface of a building's construction—the walls, windows, roof and floor. Also referred to as the “building shell.”

Building Footprint

The area on a project site that is used by the building structure and is defined by the perimeter of the building plan. Parking lots, landscapes and other non-building facilities are not included in the building footprint.

Carpool

An arrangement in which two or more people share a vehicle for transportation.

Car Sharing

A system under which multiple households share a pool of automobiles, either through cooperative ownership or through some other mechanism.

CERCLA

Refers to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund. CERCLA addresses abandoned or historical waste sites and contamination. It was enacted in 1980 to create a tax on the chemical and petroleum industries and provided federal authority to respond to releases of hazardous substances.

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Chain-of-Custody

A document that tracks the movement of a wood product from the forest to a vendor and is used to verify compliance with FSC guidelines. A “vendor” is defined as the company that supplies wood products to project contractors or subcontractors for on-site installation.

Chlorofluorocarbons (CFCs)

Hydrocarbons that deplete the stratospheric ozone layer.

CO₂

Carbon dioxide

Cogeneration

The simultaneous production of electrical or mechanical energy (power) and useful thermal energy from the same fuel/energy source such as oil, coal, gas, biomass or solar.

Comfort Criteria

Specific original design conditions that shall at a minimum include temperature (air, radiant and surface), humidity and air speed as well as outdoor temperature design conditions, outdoor humidity design conditions, clothing (seasonal) and activity expected(ASHRAE 55-2004).

Commissioning (Cx)

The process of ensuring that systems are designed, installed, functionally tested, and capable of being operated and maintained to perform in conformity with the Owner’s Project Requirements.

Commissioning Plan

A document defining the commissioning process, which is developed in increasing detail as the project progresses through its various phases.

Commissioning Report

The document that records the results of the commissioning process, including the as-built performance of the HVAC system and unresolved issues.

Commissioning Specification

The contract document that details the objective, scope and implementation of the construction and acceptance phases of the commissioning process as developed in the design-phase commissioning plan.

Commissioning Team

Includes those people responsible for working together to carry out the commissioning process.

Community

An interacting population of individuals living in a specific area.

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Completed Design Area

The total area of finished ceilings, finished floors, full height walls and demountable partitions, interior doors and built-in case goods in the space when the project is completed; exterior windows and exterior doors are not considered.

Composite Wood

A product consisting of wood or plant particles or fibers bonded together by a synthetic resin or binder (i.e., plywood, particle-board, OSB, MDF, composite door cores.)

Composting Toilet Systems

Dry plumbing fixtures that contain and treat human waste via microbiological processes.

Conditioned Space

The part of a building that is heated or cooled, or both, for the comfort of occupants (ASHRAE 62.1-2004).

Construction and Demolition (C&D) Debris

Includes waste and recyclables generated from construction, renovation, and demolition or deconstruction of pre-existing structures. Land clearing debris including soil, vegetation, rocks, etc. are not to be included.

Construction IAQ Management Plan

A document specific to a building project that outlines measures to minimize contamination in the building during construction, and to flush the building of contaminants prior to occupancy.

Contaminant

An unwanted airborne constituent that may reduce acceptability of the air (ASHRAE 62.1-2004).

Conventional Irrigation

Refers to the most common irrigation system used in the region where the building is located. A common conventional irrigation system uses pressure to deliver water and distributes it through sprinkler heads above the ground.

Curfew Hours

Locally determined times when greater lighting restrictions are imposed. When no local or regional restrictions are in place, 10:00 p.m. is regarded as a default curfew time.

Daylighting

The controlled admission of natural light into a space through glazing with the intent of reducing or eliminating electric lighting. By utilizing solar light, daylighting creates a stimulating and productive environment for building occupants.

Daylighting Zone

The total floor area that meets the performance requirements for daylighting.

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Development Footprint

The area on the project site that has been impacted by any development activity. Hard-scape, access roads, parking lots, non-building facilities and building structure are all included in the development footprint.

Direct Line of Sight to Perimeter Vision Glazing

The approach used to determine the calculated area of regularly occupied areas with direct line of sight to perimeter vision glazing. The area determination includes full height partitions and other fixed construction prior to installation of furniture.

Drip Irrigation

A high-efficiency irrigation method in which water is delivered at low pressure through buried mains and sub-mains. From the sub-mains, water is distributed to the soil from a network of perforated tubes or emitters. Drip irrigation is a type of micro-irrigation.

Ecosystem

A basic unit of nature that includes a community of organisms and their non-living environment linked by biological, chemical and physical process.

Embodied Energy

Energy that is used during the entire life cycle of the commodity for manufacturing, transporting and disposing of the commodity as well as the inherent energy captured within the product itself.

Emissivity

The ratio of the radiation emitted by a surface to the radiation emitted by a black body at the same temperature.

Endangered Species

An animal or plant species that is in danger of becoming extinct throughout all or a significant portion of its range due to harmful human activities or environmental factors.

Energy Conservation Measures (ECMs)

Installations of equipment or systems, or modifications of equipment or systems, for the purpose of reducing energy use and/or costs.

ENERGY STAR® Rating

The rating a building earns using the ENERGY STAR Portfolio Manager to compare building energy performance to similar buildings in similar climates. A score of 50 represents average building performance.

Environmental Attributes of Green Power

Include emission reduction benefits that result from green power being used instead of conventional power sources.

Environmental Tobacco Smoke (ETS)

Also known as secondhand smoke, consists of airborne particles emitted from the burning end of cigarettes, pipes, and cigars, and exhaled by smokers. These particles contain about 4,000 different compounds, up to 40 of which are known to cause cancer.

Environmentally Preferable Products

Products identified as having a lesser or reduced effect on health and the environment when compared with competing products that serve the same purpose.

Environmentally Preferable Purchasing

A United States federal-wide program (Executive Order 13101) that encourages and assists Executive agencies in the purchasing of Environmentally Preferable Products and services.

Erosion

A combination of processes in which materials of the earth's surface are loosened, dissolved or worn away, and transported from one place to another by natural agents (such as water, wind or gravity).

Eutrophication

The accumulation of nutrients that encourage dense algal growth. The decay of which depletes oxygen in shallow waters.

Exfiltration

Uncontrolled outward air leakage from conditioned spaces through unintentional openings in ceilings, floors and walls to unconditioned spaces or the outdoors caused by pressure differences across these openings due to wind, inside-outside temperature differences (stack effect), and imbalances between supply and exhaust airflow rates (ASHRAE 62.1-2004).

Exhaust Air

The air removed from a space and discharged to outside the building by means of mechanical or natural ventilation systems.

Ex-situ Remediation

Involves the removal of contaminated soil and groundwater. Treatment of the contaminated media occurs in another location, typically a treatment facility. A traditional method of ex-situ remediation is pump-and-treat technology that uses carbon filters and incineration. More advanced methods of ex-situ remediation include chemical treatment or biological reactors.

Flat Coatings

Coatings that register a gloss of less than 15 on an 85-degree meter or less than 5 on a 60-degree meter.

Fly Ash

The solid residue derived from incineration processes. Fly ash can be used as a substitute for portland cement in concrete.

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Footcandle (fc)

A unit of illuminance equal to one lumen of light falling on a one-square foot area from a one candela light source at a distance of one foot.

Formaldehyde

A naturally occurring VOC found in small amounts in animals and plants, but is carcinogenic and an irritant to most people when present in high concentrations—causing headaches, dizziness, mental impairment, and other symptoms. When present in the air at levels above 0.1 ppm (parts per million), it can cause watery eyes, burning sensations in the eyes, nose, and throat; nausea; coughing; chest tightness; wheezing; skin rashes; and asthmatic and allergic reactions.

Functional Performance Testing (FPT)

The process of determining the ability of the commissioned systems to perform in accordance with the Owner’s Project Requirements, Basis of Design, and construction documents.

Full-Time Equivalent (FTE)

A measure of building occupants that is equal to one person occupying a building for an eight-hour schedule per workday.

Glazing Factor

The ratio of interior illuminance at a given point on a given plane (usually the work plane) to the exterior illuminance under known overcast sky conditions. LEED uses a simplified approach for its credit compliance calculations. The variables used to determine the daylight factor include the floor area, window area, window geometry, visible transmittance (T_{vis}) and window height.

Graywater (also spelled greywater and gray water)

Defined by the Uniform Plumbing Code (UPC) in its Appendix G, titled “Gray water Systems for Single-Family Dwellings,” as “untreated household wastewater which has not come into contact with toilet waste. Gray water includes used water from bathtubs, showers, bathroom wash basins, and water from clothes-washer and laundry tubs. It shall not include wastewater from kitchen sinks or dishwashers.”

The International Plumbing Code (IPC) defines graywater in its Appendix C, titled “Graywater Recycling Systems,” as “wastewater discharged from lavatories, bathtubs, showers, clothes washers, and laundry sinks.”

Some states and local authorities allow kitchen sink wastewater to be included in graywater. Other differences with the UPC and IPC definitions may be found in state and local codes. Project teams should comply with the graywater definitions as established by the authority having jurisdiction in their areas.

Greenfields

Sites that have not been previously developed or graded and remain in a natural state.

Greenhouse Gases

Gases such as carbon dioxide, methane and CFCs that are relatively transparent to the higher-energy sunlight, but trap lower-energy infrared radiation.

Halons

Substances used in fire suppression systems and fire extinguishers in buildings. These substances deplete the stratospheric ozone layer.

Heat Island Effect

Occurs when warmer temperatures are experienced in urban landscapes compared to adjacent rural areas as a result of solar energy retention on constructed surfaces. Principal surfaces that contribute to the heat island effect include streets, sidewalks, parking lots and buildings.

Horizontal View at 42 Inches

The approach used to confirm that the direct line of sight to perimeter vision glazing remains available from a seated position. It uses section drawings that include the installed furniture to make the determination.

HVAC Systems

Include heating, ventilating, and air-conditioning systems used to provide thermal comfort and ventilation for building interiors.

Hybrid Vehicles

Vehicles that use a gasoline engine to drive an electric generator and use the electric generator and/or storage batteries to power electric motors that drive the vehicle's wheels.

Hydrochlorofluorocarbons (HCFCs)

Refrigerants used in building equipment that deplete the stratospheric ozone layer, but to a lesser extent than CFCs.

Hydrofluorocarbons (HFCs)

Refrigerants that do not deplete the stratospheric ozone layer. However, some HFCs have high global warming potential and, thus, are not environmentally benign.

Impervious Surfaces

Surfaces that promote runoff of precipitation volumes instead of infiltration into the subsurface. The imperviousness or degree of runoff potential can be estimated for different surface materials.

Individual Occupant Spaces

Typically private offices and open office plans with workstations.

Indoor Adhesive, Sealant and/or Sealant Primer Product

Defined as an adhesive or sealant product applied on-site, inside of the building's weatherproofing system.

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Indoor Air Quality

The nature of air inside the space that affects the health and well-being of building occupants.

Indoor Carpet Systems

Defined as carpet, carpet adhesive, or carpet cushion product installed on-site, inside of the building's weatherproofing system.

Indoor Composite Wood or Agrifiber Product

Defined as a composite wood or agrifiber product installed on-site, inside of the building's weatherproofing system.

Indoor Paint or Coating Product

Defined as a paint or coating product applied on-site, inside of the building's weatherproofing system.

Infiltration

Uncontrolled inward air leakage to conditioned spaces through unintentional openings in ceilings, floors and walls from unconditioned spaces or the outdoors caused by the same pressure differences that induce exfiltration (ASHRAE 62.1-2004).

Infrared or Thermal Emittance

A parameter between 0 and 1 (or 0% and 100%) that indicates the ability of a material to shed infrared radiation (heat). The wavelength range for this radiant energy is roughly 4 to 40 micrometers. Most building materials (including glass) are opaque in this part of the spectrum, and have an emittance of roughly 0.9.

Materials such as clean, bare metals are the most important exceptions to the 0.9 rule. Thus clean, untarnished galvanized steel has low emittance, and aluminum roof coatings have intermediate emittance levels.

In-situ Remediation

Involves treatment of contaminants in place using technologies such as injection wells or reactive trenches. These methods utilize the natural hydraulic gradient of groundwater and usually require only minimal disturbance of the site.

Installation Inspection

The process of inspecting components of the commissioned systems to determine if they are installed properly and ready for systems performance testing.

Interior Lighting Power Allowance

The maximum light power in watts allowed for the interior of a building.

Interior Non-structural Components Reuse

Determined by dividing the area of retained components by the larger of the area of the prior condition or the area of the completed design.

Invasive Plants

Both indigenous and non-indigenous species or strains that are characteristically adaptable, aggressive, have a high reproductive capacity and tend to overrun the ecosystems in which they inhabit. Collectively they are one of the great threats to biodiversity and ecosystem stability.

Laminate Adhesive

An adhesive used in wood/agrifiber products (veneered panels, composite wood products contained in engineered lumber, door assemblies, etc.).

Landfill

A waste disposal site for the deposit of solid waste from human activities.

Landscape Area

Area of the site equal to the total site area less the building footprint, paved surfaces, water bodies, patios, etc.

LEED Project Boundary

The portion of the project site submitted for LEED certification. For single building developments, this will be the entire project scope and is generally limited to the site boundary. For multiple building developments, the LEED Project Boundary may be a portion of the development as determined by the project team.

Life Cycle Analysis (LCA)

An evaluation of the environmental effects of a product or activity holistically, by analyzing the entire life cycle of a particular material, process, product, technology, service or activity.

Life Cycle Cost (LCC) Method

A technique of economic evaluation that sums over a given study period the costs of initial investment (less resale value), replacements, operations (including energy use), and maintenance and repair of an investment decision (expressed in present or annual value terms).

Life Cycle Inventory (LCI)

An accounting of the energy and waste associated with the creation of a new product through use and disposal.

Light Pollution

Waste light from building sites that produces glare, is directed upward to the sky or is directed off the site.

Lighting Power Density (LPD)

The installed lighting power, per unit area.

Local Zoning Requirements

Local government regulations imposed to promote orderly development of private lands and to prevent land use conflicts.

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Makeup Air

Any combination of outdoor and transfer air intended to replace exhaust air and ex-filtration (ASHRAE 62.1-2004).

Mass Transit

Includes transportation facilities designed to transport large groups of persons in a single vehicle such as buses or trains.

Mass Transit Vehicles

Vehicles typically capable of serving 10 or more occupants, such as buses, trolleys, light rail, etc.

Mechanical Ventilation

Ventilation provided by mechanical powered equipment, such as motor-driven fans and blowers, but not by devices such as wind-driven turbine ventilators and mechanically operated windows (ASHRAE 62.1-2004).

Metering Controls

Generally manual on/automatic off controls which are used to limit the flow time of water. These types of controls are most commonly installed on lavatory faucets and on showers.

Micro-irrigation

Involves irrigation systems with small sprinklers and micro-jets or drippers designed to apply small volumes of water. The sprinklers and micro-jets are installed within a few centimeters of the ground, while drippers are laid on or below grade.

Mixed-mode Ventilation

A ventilation strategy that combines natural ventilation with mechanical ventilation, allowing the building to be ventilated either mechanically or naturally; and at times both mechanically and naturally simultaneously.

Native (Indigenous) Plants

Plants that have adapted to a given area during a defined time period and that are not invasive. In America, the term often refers to plants growing in a region prior to the time of settlement by people of European descent.

Natural Ventilation

Ventilation provided by thermal, wind or diffusion effects through doors, windows or other intentional openings in the building (ASHRAE 62.1-2004).

Net Metering

A metering and billing arrangement that allows on-site generators to send excess electricity flows to the regional power grid. These electricity flows offset a portion of the electricity flows drawn from the grid. For more information on net metering in individual states, visit the DOE's Green Power Network website at www.eere.energy.gov/greenpower/netmetering

Non-flat Coatings

Coatings that register a gloss of 5 or greater on a 60-degree meter and a gloss of 15 or greater on an 85-degree meter.

Non-occupied Spaces

Include all rooms used by maintenance personnel that are not open for use by occupants. Included in this category are janitorial, storage and equipment rooms, and closets.

Non-porous Sealant

A substance used as a sealant on non-porous materials. Non-porous materials do not have openings in which fluids may be absorbed or discharged. Such materials include, but are not limited to, plastic and metal.

Non-potable Water

Water that is not suitable for human consumption without treatment that meets or exceeds EPA drinking water standards.

Non-regularly Occupied Spaces

Includes corridors, hallways, lobbies, break rooms, copy rooms, storage rooms, kitchens, restrooms, stairwells, etc.

Non-roof Impervious Surfaces

Includes all surfaces on the site with a perviousness of less than 50%, not including the roof of the building. Examples of typically impervious surfaces include parking lots, roads, sidewalks and plazas.

Non-water-using Urinal (also known as a dry urinal)

A urinal that uses no water, but instead replaces the water flush with a specially designed trap that contains a layer of buoyant liquid that floats above the urine layer, blocking sewer gas and urine odors from the room.

Off-gassing

The emission of volatile organic compounds from synthetic and natural products.

On-site Wastewater Treatment

Uses localized treatment systems to transport, store, treat and dispose of wastewater volumes generated on the project site.

Open Space Area

Defined by local zoning requirements. If local zoning requirements do not clearly define open space, it is defined for the purposes of LEED calculations as the property area minus the development footprint; and it must be vegetated and pervious, with exceptions only as noted in the credit requirements section. For projects located in urban areas that earn SS Credit 2, open space also includes non-vehicular, pedestrian-oriented hardscape spaces.

Open-grid Pavement

Defined for LEED purposes as pavement that is less than 50% impervious and contains vegetation in the open cells.

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Outdoor Air

The ambient air that enters a building through a ventilation system, through intentional openings for natural ventilation, or by infiltration (ASHRAE 62.1-2004).

Outdoor Lighting Zone Definitions

Developed by IDA for the Model Lighting Ordinance, these definitions provide a general description of the site environment/context and basic site lighting criteria.

Owner's Project Requirements (OPR)

An explanation of the ideas, concepts and criteria that are determined by the owner to be important to the success of the project (previously called the Design Intent).

Paints

Liquid, liquifiable or mastic compositions that are converted to a solid protective, decorative, or functional adherent film after application as a thin layer. These coatings are intended for on-site application to interior or exterior surfaces of residential, commercial, institutional or industrial buildings.

Pedestrian Access

Implies that pedestrians can walk to the services without being blocked by walls, free-ways or other barriers.

Percentage Improvement

The percent energy cost savings for the Proposed Building Performance versus the Baseline Building Performance.

Perviousness

The percent of the surface area of a paving material that is open and allows moisture to pass through the material and soak into the earth below the paving system.

Phenol Formaldehyde

Off-gasses only at high temperature, and is used for exterior products; although many of those products are suitable for interior applications.

Porous Sealant

A substance used as a sealant on porous materials. Porous materials have tiny openings, often microscopic, in which fluids may be absorbed or discharged. Such materials include, but are not limited to, wood, fabric, paper, corrugated paperboard and plastic foam.

Post-consumer

Waste material generated by households or by commercial, industrial and institutional facilities in their role as end-users of the product, which can no longer be used for its intended purpose. This includes returns of materials from the distribution chain (source: ISO 14021). Examples of this category include construction and demolition debris, materials collected through curbside and drop-off recycling programs, broken pallets (if from a pallet refurbishing company, not a pallet making company), discarded products (e.g., furniture, cabinetry and decking) and urban maintenance waste (e.g., leaves, grass clippings, tree trimmings, etc.).

Potable Water

Water suitable for drinking and supplied from wells or municipal water systems.

ppb

Parts per billion

ppm

Parts per million

Pre-consumer Content

Defined as material diverted from the waste stream during the manufacturing process. Excluded is reutilization of materials such as rework, regrind or scrap generated in a process and capable of being reclaimed within the same process that generated it (source ISO 14021). Examples in this category include planer shavings, plytrim, sawdust, chips, bagasse, sunflower seed hulls, walnut shells, culls, trimmed materials, print overruns, over-issue publications, and obsolete inventories. (Previously referred to as Post-industrial Content.)

Preferred Parking

Refers to parking spots that are closest to the main entrance of the project, exclusive of spaces designated for handicapped.

Previously Developed Sites

Sites that previously contained buildings, roadways, parking lots, or were graded or altered by direct human activities.

Primer

A material applied to a substrate to improve adhesion of a subsequently applied adhesive.

Prior Condition Area

The total area of finished ceilings, finished floors, full height walls and demountable partitions, interior doors and built-in case goods that existed when the project area was selected; exterior windows and exterior doors are not considered.

Process Water

Water used for industrial processes and building systems such as cooling towers, boilers and chillers.

Property Area

The total area within the legal property boundaries of a site and encompassing all areas of the site, including constructed areas and non-constructed areas.

Proposed Building Performance

The annual energy cost calculated for a proposed design, as defined in ASHRAE 90.1-2004 Informative Appendix G.

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Public Transportation

Bus, rail or other transportation service for the general public, operating on a regular, continual basis that is publicly or privately owned.

Rapidly Renewable Materials

Material considered to be an agricultural product, both fiber and animal, that takes 10 years or less to grow or raise, and to harvest in an ongoing and sustainable fashion.

Rated Power

The nameplate power on a piece of equipment. It represents the capacity of the unit and is the maximum a unit will draw.

RCRA

The Resource Conservation and Recovery Act. RCRA focuses on active and future facilities. It was enacted in 1976 to give the EPA authority to control hazardous wastes from cradle to grave, including generation, transportation, treatment, storage and disposal. Some non-hazardous wastes are also covered under RCRA.

Receptacle Load

Refers to all equipment that is plugged into the electrical system, from office equipment to refrigerators.

Recirculated Air

The air removed from a space and reused as supply air (ASHRAE 62.1-2004).

Recycling

The collection, reprocessing, marketing and use of materials that were diverted or recovered from the solid waste stream.

Refrigerants

The working fluids of refrigeration cycles. Refrigerants absorb heat from a reservoir at low temperatures and reject heat at higher temperatures.

Regionally Extracted Materials

For LEED-CS purposes, must have their source as a raw material from within a 500-mile radius of the project site.

Regionally Manufactured Materials

For LEED-CS purposes, must be assembled as a finished product within a 500-mile radius of the project site. Assembly, as used for this LEED definition, does not include on-site assembly, erection or installation of finished components, as in structural steel, miscellaneous iron or systems furniture.

Regularly Occupied Spaces

Areas where workers are seated or standing as they work inside a building; in residential applications it refers to living and family rooms.

Relative Humidity

The ratio of partial density of water vapor in the air to the saturation density of water vapor at the same temperature and the same total pressure (ASHRAE 55-2004).

Remediation

The process of cleaning up a contaminated site by physical, chemical or biological means. Remediation processes are typically applied to contaminated soil and groundwater.

Renewable Energy Certificates (RECs)

RECs are a representation of the environmental attributes of green power, and are sold separately from the electrons that make up the electricity. RECs allow the purchase of green power even when the electrons are not purchased.

Retained Components

The portions of the finished ceilings, finished floors, full height walls and demountable partitions, interior doors and built-in case goods that existed in the prior condition and remained in the completed design.

Return Air

The air removed from a space to then be recirculated or exhausted (ASHRAE 62.1-2004).

Reuse

A strategy to return materials to active use in the same or a related capacity.

Risk Assessment

A methodology used to analyze for potential health effects caused by contaminants in the environment. Information from the risk assessment is used to determine cleanup levels.

Salvaged Materials

Construction materials recovered from existing buildings or construction sites and reused in other buildings. Common salvaged materials include structural beams and posts, flooring, doors, cabinetry, brick and decorative items.

Sealant

Any material with adhesive properties that is formulated primarily to fill, seal, or waterproof gaps or joints between two surfaces. Sealants include sealant primers and caulks.

Secure Bicycle Storage

An internal or external space dedicated to the secure storage of bicycles. This should be available to all building users and may include lockers and storage rooms.

Sedimentation

The addition of soils to water bodies by natural and human-related activities. Sedimentation decreases water quality and accelerates the aging process of lakes, rivers and streams.

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Shared (Group) Multi-occupant Spaces

Includes retail sales floors, conference rooms, classrooms and other indoor spaces used as a place of congregation for presentations, trainings, etc. Individuals using these spaces share the lighting and temperature controls and they should have, at a minimum, a separate zone with accessible thermostat and an air-flow control.

Site Area

Synonymous with property area.

Site Assessment

An evaluation of above-ground (including facilities) and subsurface characteristics, including the geology and hydrology of the site, to determine if a release has occurred, as well as the extent and concentration of the release. Information generated during a site assessment is used to support remedial action decisions.

Solar Reflectance (Albedo)

The ratio of the reflected solar energy to the incoming solar energy over wavelengths of approximately 0.3 to 2.5 micrometers. A reflectance of 100% means that all of the energy striking a reflecting surface is reflected back into the atmosphere and none of the energy is absorbed by the surface. The best standard technique for its determination uses spectro-photometric measurements with an integrating sphere to determine the reflectance at each different wavelength. An averaging process using a standard solar spectrum then determines the average reflectance (see ASTM Standard E903).

Solar Reflectance Index (SRI)

A measure of a material's ability to reject solar heat, as shown by a small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is 0 and a standard white (reflectance 0.80, emittance 0.90) is 100. For example, a standard black surface has a temperature rise of 90°F (50°C) in full sun, and a standard white surface has a temperature rise of 14.6°F (8.1°C). Once the maximum temperature rise of a given material has been computed, the SRI can be computed by interpolating between the values for white and black.

Materials with the highest SRI values are the coolest choices for paving. Due to the way SRI is defined, particularly hot materials can even take slightly negative values, and particularly cool materials can even exceed 100. (Lawrence Berkeley National Laboratory Cool Roofing Materials Database)

Square Footage

The total area in square feet of all rooms of a building, including corridors, elevators, stairwells and shaft spaces.

Stormwater Runoff

Water volumes that are created during precipitation events and that flow over surfaces into sewer systems or receiving waters. All precipitation waters that leave project site boundaries on the surface are considered to be stormwater runoff volumes.

Supply Air

The air delivered by mechanical or natural ventilation to a space, composed of any combination of outdoor air, recirculated air, or transfer air (ASHRAE 62.1-2004).

Sustainable Forestry

The practice of managing forest resources to meet the long-term forest product needs of humans while maintaining the biodiversity of forested landscapes. The primary goal is to restore, enhance and sustain a full range of forest values—economic, social and ecological.

System Performance Testing

The process of determining the ability of the commissioned systems to perform in accordance with the Owner’s Project Requirements, Basis of Design, and construction documents.

Tenant Sales or Lease Agreement

The contractual agreement for a tenant lease arrangement, or a buyer’s sales arrangement.

Tertiary Treatment

The highest form of wastewater treatment that includes the removal of nutrients, organic and solid material, along with biological or chemical polishing (generally to effluent limits of 10 mg/L BOD₅ and 10 mg/L TSS).

Thermal Comfort

A condition of mind experienced by building occupants expressing satisfaction with the thermal environment.

Threatened Species

An animal or plant species that is likely to become endangered within the foreseeable future.

Tipping Fees

Fees charged by a landfill for disposal of waste volumes. The fee is typically quoted for one ton of waste.

Total Suspended Solids (TSS)

Particles or flocs that are too small or light to be removed from stormwater via gravity settling. Suspended solid concentrations are typically removed via filtration.

Underground Parking

A “tuck-under” or stacked parking structure that reduces the exposed parking surface area.

Urea Formaldehyde

A combination of urea and formaldehyde that is used in some glues and may emit formaldehyde at room temperature.

Ventilation

The process of supplying air to or removing air from a space for the purpose of controlling air contaminant levels, humidity, or temperature within the space (ASHRAE 62.1-2004).

SS	WE	EA	MR	EQ	ID
Glossary					

Verification

The full range of checks and tests carried out to determine if all components, subsystems, systems, and interfaces between systems operate in accordance with the contract documents. In this context, “operate” includes all modes and sequences of control operation, interlocks and conditional control responses, and specified responses to abnormal or emergency conditions.

Visible Light Transmittance (T_{vis})

The ratio of total transmitted light to total incident light. In other words, it is the amount of visible spectrum (380 – 780 nanometers) light passing through a glazing surface divided by the amount of light striking the glazing surface. A higher T_{vis} value indicates that a greater amount of visible spectrum incident light is passing through the glazing.

Vision Glazing

The portion of exterior windows above 2'-6" and below 7'-6" that permits a view to the outside of the project space.

VOCs (Volatile Organic Compounds)

Carbon compounds that participate in atmospheric photochemical reactions (excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides and carbonates, and ammonium carbonate). The compounds vaporize (become a gas) at normal room temperatures.

Wetland Vegetation

Plants that require saturated soils to survive as well as certain tree and other plant species that can tolerate prolonged wet soil conditions.

Window to Floor Area Ratio (WFR)

This is the total area of the window (measured vertically from 2'-6", or greater, above finish floor to the top of the glass, multiplied by the width of the glass) divided by the floor area.