

Three Things to Know about LEED Projects



1. LEED (Leadership in Energy and Environmental Design) projects provide you with the opportunity to make more money

- LEED designs rely on a thermally efficient building envelope to reduce energy consumption. To improve efficiency, an air barrier is typically used. Take advantage of this by aggressively bidding on as much of the air barrier as possible, including areas behind any non-EIFS claddings.
- Some level of commissioning is always required. Make it easier for commissioning agents to verify compliance with the design intent by providing them with date-stamped photos showing that your crew correctly installed the air barrier and EIFS. Differentiate your bid by offering this as a value-added service.
- Value engineering is used much less frequently in LEED projects. Major systems, like the building envelope and HVAC system, are designed to work together and usually cannot be altered after the design is set. So, if the design calls for unusually thick EPS insulation, it probably should not be altered.

2. Some minor jobsite requirements and new restrictions may apply

- Some projects will have rules about site disturbance. If so, you can expect the allowable site disturbance to be limited to:
 - 40 feet from the building perimeter;
 - 10 feet beyond surface walkways, patios, surface parking and utilities less than 12 inches in diameter;
 - 15 feet beyond primary roadway curbs and main utility branch trenches;
 - 25 feet beyond permeable surfaces (such as pervious paving areas, storm water retention facilities and playing fields) that require additional staging areas to limit compaction in the constructed areas.

- LEED projects often include plans to divert construction waste from landfills. EIFS generate very little waste, and most of the waste is recyclable. Anticipate and plan for the likelihood that a waste management program will be in place at the jobsite, and that compliance with this program will require documentation.
- Most LEED projects will target credits based on the use of regionally extracted, harvested and manufactured products, and for the use of materials with a high recycle content. Contact your local BASF Wall Systems distributor for this information.

3. EIFS are ideal for sustainable construction

- The single greatest challenge facing the sustainable construction movement is controlling initial construction cost. LEED projects design teams will be searching for innovative solutions that enable them to reduce initial cost and meet their LEED objectives. EIFS are an excellent answer to this challenge because they offer light weight (reducing both the cost and environmental impact of heavy framing and foundations), high insulation value, and unlimited design possibilities, all at a very attractive price.
- Projects that traditionally have been clad in brick, stone and metal composites will increasingly be switched to EIFS. As a replacement for those other claddings, the EIFS that is specified will often feature high-impact mesh and specialty finishes. Contractors who skillfully apply specialty finishes will be in increasing demand. Show your customers that you can create the look they want, with the strength and insulation value they need, at a price that is much more attractive than heavily framed brick and stone. Expensive metal composite walls can be replaced with premium priced EIFS featuring metallic finishes. These save owners money both initially and by reducing the building's energy costs.
- Integrated design will replace value engineering in many projects. Cost is contained by carefully designing building elements so they work together. This is done in a series of charrettes, where architects, engineers, contractors, regulators, building owners and other interested parties work together to ensure that all major issues are dealt with early in the design process. Contractors that earn the right to participate in design charrettes will have the inside track on high-value projects.

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