

Policy 1703 Sustainable Construction

Date of Current Revision: October 2024

Responsible Officer: Executive Director of Facilities and Construction

1. PURPOSE

The purpose of this policy is to outline requirements and procedures for ensuring the use of sustainable building practices in the design and construction of new or renovated university facilities.

2. AUTHORITY

The Board of Visitors has been authorized by the Commonwealth of Virginia to govern James Madison University. See Code of Virginia § 23.1-1600; § 23.1-1301. The board has delegated the authority to manage the university to the president.

STATE OR FEDERAL STATUTE AND/OR REGULATION

The High Performance Building Act (HPBA), Code of Virginia § 2.2-1182, and subsequent revisions

3. DEFINITIONS

Green Globes

An online green building rating and certification tool that serves as an alternative to LEED. This system is owned and operated by the Green Building Initiative and is used in the United States and Canada. This system seeks to assess a building's environmental and energy performance by creating improvement plans throughout various stages of project delivery, providing certifications and awards for green building design and management.

HECOM

The Higher Education Capital Outlay Manual as developed by James Madison University based on the latest version of the Construction and Professional Services Manual issued by the Division of Engineering and Buildings.

LEED

Leadership in Energy and Environmental Design (LEED) Green Building Rating System, developed by the U.S. Green Building Council (USGBC), provides a suite of standards for environmentally sustainable construction.

Major Project

Work that modifies or alters the function of any university facility or portion thereof. Major projects typically include renovations, the installation/removal of wall/doors and the connection of new equipment requiring utilities changes/accommodations (Equipment Trust Fund items, instructional technology, etc.). These projects are differentiated from major maintenance projects (i.e., HVAC equipment replacement, building painting, maintenance reserve projects, etc.) that address facility repair needs.

VEES

The Virginia Energy Conservation and Environmental Standards. Developed by the Department of General Services and outlined in section 6.1.3.C of the HECOM.

4. APPLICABILITY

The policy applies to all departments and facilities owned by the university.

5. POLICY

New construction and renovation of buildings shall be performed in accordance with the High Performance Building Act as outlined in section 6.1.3 of the [JMU HECOM](#); specifically, when entering the design phase for: 1) construction of a new building greater than 5,000 gross square feet in size, or 2) renovation of a building where the cost of renovation exceeds 50 percent of the value of the building, the new construction and/or renovation shall be designed and constructed in accordance with LEED, Green Globes or VEES as outlined in the JMU HECOM.

6. PROCEDURES

Facilities Planning and Construction will follow procedures outlined in Section 6.1.3.1 of the JMU HECOM.

7. RESPONSIBILITIES

The vice president for administration and finance is the final approving authority for all aspects of major new construction and renovation projects. The executive director of facilities and construction is responsible for ensuring proper action is taken to accomplish all necessary work related to new construction or renovation. In addition, the director of engineering and construction is responsible for reviewing non-capital major projects and major maintenance projects and ensuring the compliance of those projects with this policy.

The director of engineering and construction is responsible for reviewing all capital projects, whether new construction or renovation, and ensuring the compliance of those projects with this policy.

All departments, offices, and employees that generate, receive, or maintain public records under the terms of this policy are also responsible for compliance with Policy [1109](#) - Records Management.

8. SANCTIONS

Sanctions will be commensurate with the severity and/or frequency of the offense and may include termination of employment.

9. EXCLUSIONS

None.

10. INTERPRETATION

The authority to interpret this policy rests with the president and is generally delegated to the executive director of facilities and construction.

Previous version: December 2020

Approved by the president: October 2009