



"There is no doubt that this building will perform in a superior manner to the one we planned on building."

-Facilities Director, Certified Silver Project

PROGRAM OVERVIEW

Earth Advantage Institute is proud to introduce its new green certification program, Earth Advantage® Commercial. The commercial program is a third-party certification that is an industry-accepted benchmark for the design, construction, and operation of high performance small commercial buildings.

Earth Advantage Commercial brings an affordable, holistic green rating system to the small commercial market, enabling developers to obtain a rigorous and recognized third-party certification for new buildings and major renovation projects.



95%

Approximately 95% of new commercial buildings in the United States are less than 50,000 sq. ft., but existing green building programs often do not meet those buildings' needs.

Earth Advantage Institute is a nonprofit organization that works with the building industry to help implement sustainable building practices. Its mission is to create an immediate, practical, and cost-effective path to sustainability and to the reduction of carbon in the built environment.

Earth Advantage Institute programs

- New Homes certification
- Remodel certification
- Community certification
- Commercial certification
- Carbon Advantage consulting
- Education & professional certification courses
- Technical services
- Research services

Earth Advantage Commercial

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+Green Building Certification Program

High Performance
Small Commercial Certification



“The Earth Advantage Commercial certification fills an underserved construction market where owners and developers are now seeking the bottom line and branding benefits of green building certification.”

– Clark Brockman, SERA Architects

Helping the Small Commercial Market Go Green

Earth Advantage Commercial was born from a previous Earth Advantage program that certified several prominent buildings, including Nike World Headquarters. In 2009, Earth Advantage Institute overhauled the Earth Advantage Commercial standard, refining it to more effectively target the underserved small commercial building market. The program has been in pilot since 2009, and several buildings have gone through certification to help improve and refine the program.

Implementing Proven Building Science

Small commercial buildings are unique in that construction types, use profiles, and operations and maintenance protocols vary drastically from site to site. Developing green building practices for these buildings requires a nuanced approach. Earth Advantage Institute leverages the expertise of the most forward-thinking building scientists to create its programs. The organization also partnered with **New Buildings Institute** to create a design, implementation and verification pathway that has achieved significant results for small buildings.

Reducing Costs of Certification

Earth Advantage Commercial eliminates the need for energy modeling by including a prescriptive or menu-like approach for energy efficiency incorporating **New Buildings Institute’s Core Performance Guide - Oregon Edition**. Each measure in the menu has been screened for cost effectiveness and efficacy so project teams know that the measures are good investments.

The Earth Advantage Commercial program streamlines the documentation and administration process by directly helping project teams incorporate measures into their design and construction documents, eliminating the need for lengthy studies or explanations on how measures are achieved. In addition, the documentation process leverages processes already required for other purposes, such as code compliance documentation for lighting. Finally, rather than a time-consuming documentation-based verification process, measures are tracked and recorded by field staff.

+ JOIN OUR PILOT PROGRAM THROUGH 2011

Earth Advantage Institute is accepting a limited number of pilot projects for the Earth Advantage Commercial program. The commercial staff will work closely with each project team to provide extensive guidance, from design through certification. Pilot participants will reap the benefits of certification and will help inform the program as it comes out of pilot.

+ IS MY PROJECT ELIGIBLE?

1. Commercial projects with use profiles similar to schools, retail, public assembly or office projects.
2. Early design phase only: developments currently under construction are not eligible.
3. Discrete buildings up to 70,000 sq. ft.
4. New construction or major renovations only.

+Five Pillars of Earth Advantage Certification



ENERGY By using high performance equipment, appropriate controls and better strategies for electric lighting and air sealing, the energy use of a building can be reduced, resulting in reduced energy bills and carbon emissions. Certified projects incorporate many cost-effective strategies to reduce energy use by 10 to 30% over current energy codes. In addition, building owners are given tools to help track and manage energy use into the future.



HEALTH In commercial projects, indoor air and access to daylight play a major role in overall health, occupant performance (e.g., office employees and students), and increased sales (e.g., retail stores). Eliminating off-gassing finish materials and properly installing HVAC equipment can improve indoor air quality. Certified projects employ these strategies to reduce airborne contaminants, diminishing the chances of allergies, asthma, and other more serious health risks.



WATER Projects utilizing water efficient strategies help lower utility bills and reduce the amount of water wasted or needed to maintain a comfortable environment. Water shortages are a primary concern in the 21st century, and certified projects address water conservation requirements. Certified projects also employ strategies to address the quantity and quality of stormwater runoff, a major consideration for municipalities throughout Oregon.



MATERIALS New building construction and renovation rely heavily on natural resources. The use of construction waste management strategies combined with environmentally preferable materials ensures a better use of natural resources and reduces the embedded energy of buildings.



LAND Certain development practices can be used to reduce a project’s impact on the surrounding environment. From reduced light pollution and protection of native vegetation to transportation planning and community placemaking, certified projects can protect the natural environment while becoming real assets to their communities.

Residential and commercial buildings account for 38% of U.S. carbon dioxide emissions.

- U.S. Department of Energy, 2008 Buildings Energy Data Book, Table 1.4.1