

Appendix F

Definitions

Alternative Water	Alternative water is water from non-freshwater sources, such as on-site harvested rainwater and stormwater, harvested sump pump/foundation water, gray water, air-cooling condensate, reject water from water purification systems, reclaimed wastewater, or water derived from other water reuse strategies. E.O. 13834 Implementing Instructions.
ASHRAE	A global professional society focused on building systems, energy efficiency, indoor air quality, refrigeration, and sustainability within the building industry through research, standards writing, publishing, and continuing education. ASHRAE was formed as the American Society of Heating, Refrigerating and Air-Conditioning Engineers by the merger in 1959 of American Society of Heating and Air-Conditioning Engineers (ASHAE) and The American Society of Refrigerating Engineers (ASRE). See ASHRAE, About.
Basis of Design (BOD)	Documentation of the major thought processes and assumptions behind design decisions based on the owner's project requirements. Can be the primary document that translates the agency's needs into building components such as heating ventilating and air conditioning (HVAC) systems, building envelope, security systems, or building automation system; or, a document that records the concepts, calculations, decisions, and product selections used to meet the owner's project requirements and to satisfy applicable regulatory requirements, standards, and guidelines. The BOD includes both narrative descriptions and lists of individual items that support the design process. See U.S. General Services Administration, Review Owner Project Requirements and Basis of Design.
Biophilia / Biophilic Design	Biophilia addresses the human attraction to and desire to be in environments that have natural features including parks, gardens, street trees, bird feeders, flowers, big sky, and water elements. See U.S. General Services Administration, SFTool: Biophilia.
Building Automation System (BAS)	An automatic control of a building's HVAC, lighting, and other systems through a centralized building management system. See U.S. General Services Administration, 5.22 Building Automation Systems (BAS).
Charrette	A collaborative planning or design session in which problems relating to a proposed project are discussed and solutions adopted in a limited time frame; or, an intensive workshop in which various stakeholders and experts are brought together to address a particular design issue. See National Institute of Building Sciences, Whole Building Design Guide: Planning and Conducting Integrated Design (ID) Charrettes.
Commissioning (Retro and Re-commissioning)	Systematic, quality assurance processes used in new construction or in existing buildings to verify that a building's operating systems—mechanical, electrical, and HVAC—are designed, installed, and programmed for optimal performance or maintained and improved to enhance overall building performance. See U.S. Department of Energy Federal Energy Management Program (FEMP): Commissioning in Federal Buildings.
Conceptual Design Report (CDR)	A document summarizing the concept of the proposed building design goals and mission objectives. See U.S. Department of Energy, Directives Program: Conceptual Design Report.
Energy Modeling	Whole building simulation tool to model energy performance for new building design, using the Performance Rating Method found in Appendix G of ANSI/ASHRAE/IES Standard 90.1. See U.S. Department of Energy, About Building Energy Modeling.

Federal Building	A building (including a complete replacement of an existing building from the foundation up) to be constructed by, or for the use of, any Federal agency, including a building leased by a Federal agency and privatized military housing. 42 U.S.C. § 6832(6) .
Federal Facility	Any building, installation, structure, or other property (including any applicable fixtures) owned or operated by, or constructed or manufactured and leased to, the Federal Government. The term “facility” includes a group of facilities at a single location or multiple locations managed as an integrated operation and contractor-operated facilities owned by the Federal Government. The term “facility” does not include any land or site for which the cost of utilities is not paid by the Federal Government. 42 U.S.C. § 8253
Green Building Certification System	<p>A type of building certification system that rates or rewards relative levels of compliance or performance with specific environmental goals and requirements. Rating systems and certification systems are frequently used interchangeably.</p> <p>Green building rating and certification systems require an integrated design process to create projects that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. See National Institute of Building Sciences, Whole Building Design Guide: Introduction.</p>
High-Performance Building	A building that integrates and optimizes on a life cycle basis all major high performance attributes, including energy conservation, environment, safety, security, durability, accessibility, cost-benefit, productivity, sustainability, functionality, and operational considerations. 42 U.S.C. § 17061(12)
High-Performance Green Building	<p>A high-performance building that, during its life-cycle, as compared with similar buildings (as measured by Commercial Buildings Energy Consumption Survey or Residential Energy Consumption Survey data from the Energy Information Agency)—</p> <ul style="list-style-type: none"> (A) reduces energy, water, and material resource use; (B) improves indoor environmental quality, including reducing indoor pollution, improving thermal comfort, and improving lighting and acoustic environments that affect occupant health and productivity; (C) reduces negative impacts on the environment throughout the life-cycle of the building, including air and water pollution and waste generation; (D) increases the use of environmentally preferable products, including biobased, recycled content, and nontoxic products with lower life-cycle impacts; (E) increases reuse and recycling opportunities; (F) integrates systems in the building; (G) reduces the environmental and energy impacts of transportation through building location and site design that support a full range of transportation choices for users of the building; and (H) considers indoor and outdoor effects of the building on human health and the environment, including— <ul style="list-style-type: none"> (i) improvements in worker productivity; (ii) the life-cycle impacts of building materials and operations; and (iii) other factors that the Federal Director or the Commercial Director consider to be appropriate. 42 U.S.C. § 17061(13)
Historic property	Any prehistoric or historic district, site, building, structure, or object included on, or eligible for inclusion on, the National Register [of Historic Places], including artifacts, records, and material remains relating to the district, site, building, structure, or object. 54 U.S.C. § 300308

HVAC&R systems	Heating, ventilation, air conditioning, and refrigeration systems. See National Institute of Building Sciences, Whole Building Design Guide: Heating, Ventilating, Air-Conditioning, and Refrigerating Engineering .
Integrated Pest Management (IPM)	A coordinated system of technological and management practices to control pests in a safe, environmentally sound, and economical manner. It is a process for minimizing pesticide use and risk while maximizing the control of pests that affect public health, impede operations, or damage property. See U.S. General Services Administration, Integrated Pest Management .
International Green Construction Code (IgCC)	A model code to incorporate sustainability measures for a construction project and its site. It includes the technical requirements of ANSI/ASHRAE/ICC/USGBC/IES Standard 189.1, Standard for the Design of High-Performance Green Buildings Except Low-Rise Residential Buildings. See International Green Construction Code .
Life Cycle Cost	<p>The total cost of owning, operating and maintaining a building over its useful life (including its fuel and water, energy, labor, and replacement components), determined on the basis of a systematic evaluation and comparison of alternative building systems, except that in the case of leased buildings, the life cycle cost shall be calculated over the effective remaining term of the lease. 10 CFR 436.11.</p> <p>Procedures for the analysis and comparison of lifecycle cost is set out in subpart A of 10 CFR Part 436.</p>
Modernization	The comprehensive replacement or restoration of virtually all major systems, interior finishes (such as ceilings, partitions, doors, and floor finishes), and building features. See generally U.S. General Services Administration, 8.5 Existing Construction Modernization .
New Federal Building	A building to be constructed on a site that previously did not have a building or a complete replacement of an existing building from the foundation up, by, or for the use of, any Federal agency which is not legally subject to State or local building codes or similar requirements. 10 CFR § 433.2
Owner's Project Requirements (OPR)	Documentation of requirements and expectations of how a building will function, including project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting documentation to meet the designated purpose and mission. See U.S. General Services Administration, Define Owner's Project Requirements with the Customer Agency .
Renewable Energy Certificates (RECs)	Market-based instruments that represent the property rights to the environmental, social and other non-power attributes of renewable electricity generation. RECs represent the environmental attributes of one megawatt-hour (MWh) of electricity generated and delivered to the electricity grid from a renewable energy resource. See U.S. Environmental Protection Agency, Green Power Partnership: Renewable Energy Certificates (RECs) .
Renovation	For the purposes of this guidance, renovations are any project or activity that does not meet the definition of "modernization."
Xeriscaping	A low-water landscaping practice that focuses on using native plants and little or no irrigation. See U.S. Environmental Protection Agency, Water-Smart Landscapes .