

LEED for Homes Accountability Form

All declarations and affirmations made in this Accountability Form are made to USGBC solely for the purpose of assisting USGBC in determining whether LEED Certification is merited. No such declaration or affirmation can be construed as a warranty or guarantee of the performance of the building.

INSTRUCTIONS: This form is to be completed by the person / organization responsible for the design and/or implementation of one or more of the LEED for Homes credits below.

Step 1. Review the requirements in the LEED for Homes Rating System for each prereq. or credit below.

Step 2. Initial each measure below to indicate that the requirements have been met.

Step 3. Complete the Accountability Sign-off section, including your signature, at the bottom of the form.

Step 4. Return a signed copy to the Provider and/or project team leader.

Project Information	
Home Address: 744 Columbus Ave.	Return to: James Spiegel, CUBE3
Builder: American Campus Communities	360 Merrimack St., Bldg 5, Fl. 3, Lawrence, MA JSpiegel@CUBE3Studio.com

Areas of Accountability

Location & Linkages (LL)	<i>Responsible Party</i>	<i>initial</i>
LL 2. Site Selection: None of the buildings, built structures, roads, or parking areas are located on portions of sites that meet any of the following criteria: a) land whose elevation is at or below 100-year floodplain defined by FEMA; b) land identified as habitat for any species on the threatened or endangered lists; c) land within 100 feet of any water, including wetlands; d) land that was public parkland prior to the project, unless land of equal or greater value as parkland is accepted in trade by the public landowner; e) land that contains "prime soils", "unique soils", or "soils of state significance".	James Spiegel, CUBE3	

Sustainable Sites (SS)	<i>Responsible Party</i>	<i>initial</i>
SS 2.1 No Invasive Plants: No invasive plant species introduced into the landscape.	Jim Heroux, Copley Wolff	JAH
SS 2.2 Basic Landscape Design: All of the following requirements are met for all designed landscape softscapes: a) any turf must be drought-tolerant; b) do not use turf in densely shaded areas; c) do not use turf in areas with a slope of 25%; d) add mulch or soil amendments as appropriate; e) all compacted soil (e.g., from construction vehicles) should be tilled to at least 6 inches.	Jim Heroux, Copley Wolff	JAH
SS 2.3 Limit Conventional Turf: The use of any turf that requires regular mowing, watering and/or chemicals is limited, as indicated below:	<i>initial only appropriate choice(s) below</i>	
(2 pts) - less than 20% of designed landscape softscapes	Jim Heroux, Copley Wolff	JAH
SS 2.4 Drought Tolerant Plants: At least 90% of installed plants were drought-tolerant	Jim Heroux, Copley Wolff	JAH

SS 3.2: Reduce Roof Heat Island Effects: Install high-albedo or vegetated roof.	James Spiegel, CUBE3	
SS 4.1 Permeable Lot: Lot is designed such that at least 70% of the built environment, not including area under roof, is permeable or designed to capture water runoff for infiltration on-site.	<i>initial only appropriate choice(s) below</i>	
(1.5 pts) - more than 90% of built environment (excluding area under roof) is permeable	Jim Heroux, Copley Wolff	
SS 4.3 Stormwater Quality Control: Stormwater management plan implemented to reduce impervious cover, promote infiltration, and capture and treat stormwater runoff from 90% of the average annual rainfall using best management practices.	Gary Pease, Nitsch Engineering	
WE 2.1 High Efficiency Irrigation Systems: High-efficiency irrigation system elements are installed (measures not listed below do not require an Accountability Form):	<i>initial only appropriate choice(s) below</i>	
b) Design and install an irrigation system with head-to-head coverage.	Jim Heroux, Copley Wolff	JAH
d) Install a submeter for the irrigation system.	Jim Heroux, Copley Wolff	JAH
f) Create separate zones for each type of bedding area based on watering needs.	Jim Heroux, Copley Wolff	JAH
g) Install a timer or controller that activates the valves for each watering zone at the best time of	Jim Heroux, Copley Wolff	JAH
h) Install pressure-regulating devices to maintain optimal pressure and prevent misting.	Jim Heroux, Copley Wolff	JAH
i) Utilize high-efficiency nozzles with an average distribution uniformity (DU) of at least 0.70.	Jim Heroux, Copley Wolff	JAH
j) Installed check valves in heads.	Jim Heroux, Copley Wolff	JAH
k) Install a moisture sensor controller or rain delay controller.	Jim Heroux, Copley Wolff	JAH
MR 2.1 FSC Certified Tropical Wood: Both of the following requirements were met: a) All wood product suppliers were provided a notice containing the following elements: i.) a statement that the builder's preference is to purchase products containing tropical wood only if it is FSC-certified; ii.) request for the country of manufacture of each product supplied; and iii.) request for a list of FSC-certified tropical wood products the vendor can supply. b) Any tropical wood used on the project is FSC-certified, reused or reclaimed.	John Vukic, JM-A	
MR 2.2 Environmentally Preferable Products: Qualifying assemblies and components meet the criteria for one or more of the following designations, and all information provided to the Green Rater and all measures listed on the project checklist are accurate:	<i>initial only appropriate choice(s) below</i>	
a) Environmentally Preferable Products, including FSC-certified wood products, recycled content, reclaimed content;	Kerry Logue, Northstar	
b) low emissions, typically low-VOC content;	James Spiegel, CUBE3	
c) Local production, indicating that the product was extracted, processed, and manufactured within 500 miles of the site.	John Vukic, JM-A	
Indoor Environmental Quality (EQ)	<i>Responsible Party</i>	<i>initial</i>
EQ 4.1 Basic Outdoor Air Ventilation: Design and install a whole-unit ventilation system in each unit that complies with ASHRAE Std. 62.2-2007. Design and install ventilation system to serve spaces outside the dwelling units that satisfies ASHRAE Std. 62.1-2007, Sections 4 through 7.	Mark Harrison, AKF	
EQ 5.1 Basic Local Exhaust: All of the following requirements met in every unit: a) Local exhaust systems designed and installed in all in-unit bathrooms (including half-baths) and the kitchen to meet the req'ts of Section 5 of ASHRAE Standard 62.2. b) Fans and ducts designed and installed to meet the requirements of Section 7 of ASHRAE Standard 62.2. c) Exhaust air is sent to the outdoors (i.e. not to attics or interstitial spaces) d) All single-port bathroom exhaust fans are ENERGY STAR labeled. e) Local exhaust systems designed and installed in common bathrooms (including half-baths) and common kitchens to meet the req'ts of Section 5 of ASHRAE Standard 62.1.	Mark Harrison, AKF	
EQ 6.1 Room by Room Load Calculations: Design calculations were completed for each unit (using ACCA Manuals J and D, the ASHRAE Handbook of Fundamentals, or an equivalent computation procedure) and ducts were installed accordingly.	Mark Harrison, AKF	
EQ 8.1 Indoor Contaminant Control During Construction: Upon installation, all ducts and vents were permanently sealed to minimize contamination during construction. Any seals were removed after all phases of construction are completed.	John Vukic, JM-A	

<p>EQ 8.3 Pre-Occupancy Flush: Each unit was flushed with fresh air prior to occupancy but after all phases of construction are completed. Each unit was flushed for at least 48 total hours, keeping all interior doors open. During the flush, windows were kept open and fan (e.g., HVAC system fan) ran continuously OR the unit was flushed with all HVAC fans and exhaust fans operating continuously at the highest flow rate. Additional fans were used to circulate air within the unit. The HVAC air filter was replaced or cleaned afterward, as necessary.</p>	<p>Kerry Logue, Northstar</p>	
<p>AE 1.1 Basic Operations Training: The home's occupant(s) has been or will be provided with an operations and maintenance manual / binder that includes all of items listed in the Rating System. A one-hour walkthrough of the home with the occupant(s), featuring the elements listed in the Rating System, has been or will be conducted.</p>	<p>John Vukic, JM-A</p>	
<p>AE 2.1 Education of Building Manager: The building manager has been or will be provided with an operations and maintenance manual / binder that includes all of items listed in the Rating System. A one-hour walkthrough of the home with the building manager, featuring the elements listed in the Rating System, has been or will be conducted.</p>	<p>John Vukic, JM-A</p>	

Accountability Sign-off (to be completed by party responsible for the prerequisites and credits above)

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents (drawings, calculations, etc.).

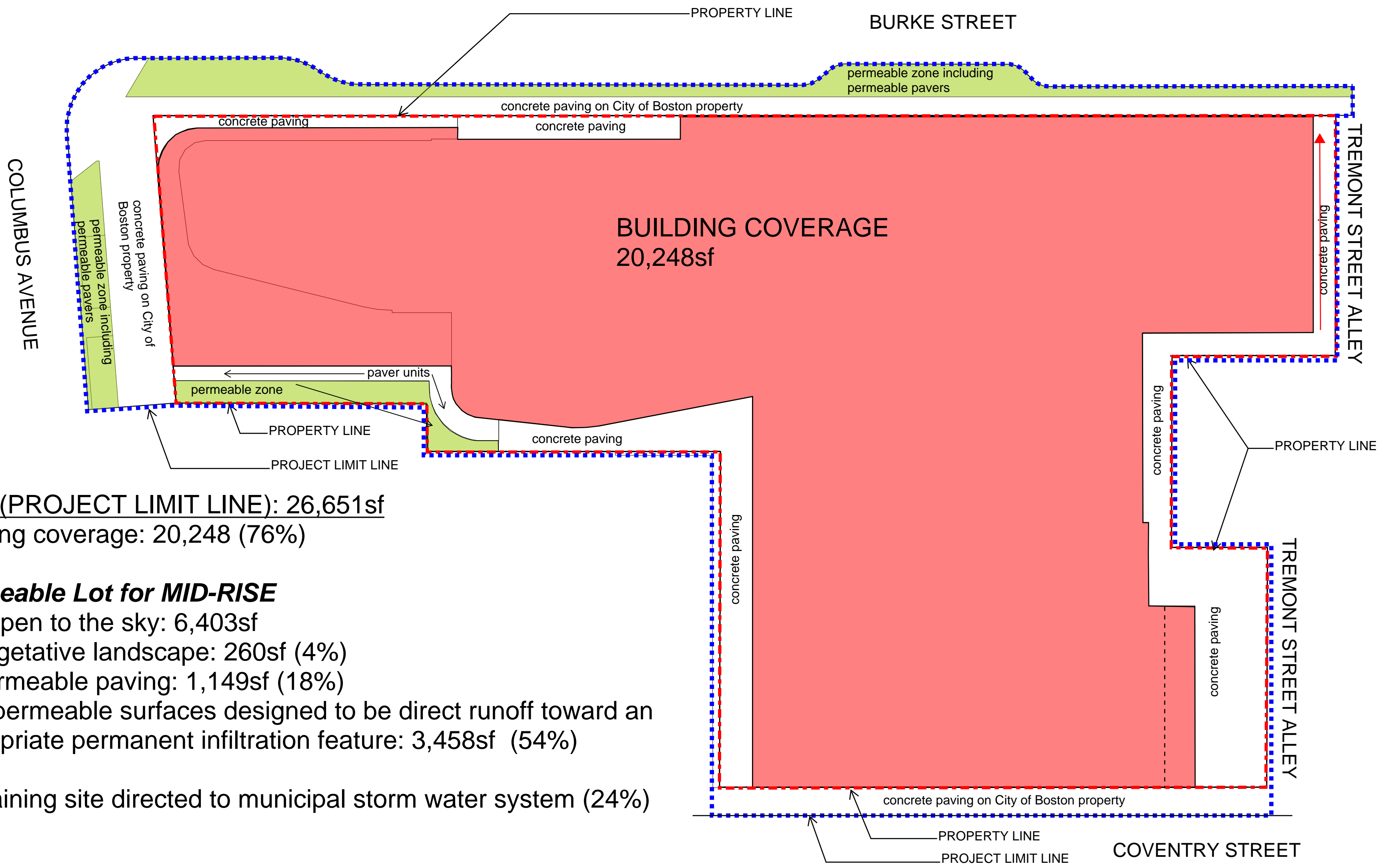
Printed Name

Company

Project Role / Title

Date

Signature



SITE (PROJECT LIMIT LINE): 26,651sf
 Building coverage: 20,248 (76%)

Permeable Lot for MID-RISE

Site open to the sky: 6,403sf

- a) Vegetative landscape: 260sf (4%)
- b) Permeable paving: 1,149sf (18%)
- c) Impermeable surfaces designed to be direct runoff toward an appropriate permanent infiltration feature: 3,458sf (54%)

Remaining site directed to municipal storm water system (24%)

Symbol	Quantity	Scientific Name	Common Name	Size	Comments
Trees					
QP	4	<i>Quercus palustris</i>	Pin Oak	3.5"-4" cal	B&B Matched - Drought tolerant
UA	2	<i>Ulmus americana 'Princeton'</i>	Princeton Elm	3.5"-4" cal	B&B Matched - Drought tolerant

Shrubs					
RC	1	<i>Rhododendron catawbiense "Album"</i>	Catawba Rhododendron	48"-54"H	Specimen - Drought tolerant
RW	6	<i>Rhododendron wilsonii</i>	Wilson Rhododendron	3 gal.	24" o.c. - Drought tolerant

Perennials, grasses, vines and Goundcovers					
HG	15	<i>Hosta 'Guacamole'</i>	Hosta	2 gal.	12" o.c. - Drought tolerant
HMA	11	<i>Hakonechloa macra 'Aureola'</i>	Hakone Grass	2 gal.	12" o.c. - Drought tolerant
LM	138	<i>Liriope muscari</i>	Lilyturf	1 gal.	12" o.c. - Drought tolerant
VM	77	<i>Vinca minor</i>	Common Periwinkle	1 gal.	8" o.c. - Drought tolerant
DP	9	<i>Dennstaedtia punctilobula</i>	Hay Scented Fern	2 gal.	Drought tolerant
OC	10	<i>Osmundastrum cinnamomeum</i>	Cinnamon Fern	2 gal.	Drought tolerant