





The Monastery of St. Clare has achieved LEED Silver Certification, meaning the building has earned between 33-38 points out of 69 possible points. Below are individual points achieved by the Monastery.

SSpr1	Construction Activity Pollution Prevention	During the construction of the new Monastery, contractors followed a Construction Activity Pollution Prevention Plan. By following the plan the contractors were able to reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation.
SSc4.2	 <p>Alternative Transportation: Bicycle Storage & Changing Rooms</p>	The Monastery encourages the use of alternative transportation, thus reducing the negative environmental impacts of automobile use. The Monastery has provided bicycle racks at the rear building entrance to accommodate 5% of the building occupants.
SSc4.3	Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles	The Monastery encourages the use of low-emitting and fuel-efficient vehicles to reduce air pollution and land development impacts (from automobile use). The 17 residents of the Monastery at St. Clare are owners of a Toyota Prius, one of the lowest-emitting and most fuel efficient vehicle available. To find out how green your vehicle is or if it meets these requirements, check out the American Council for an Energy-Efficient Economy's website for their annual ranking of green vehicles (www.greenercars.org).
SSc4.4	Alternative Transportation Parking Capacity	The Monastery has provided a mixed use parking area to accommodate Residents and Visitors. With 33 parking spaces provided minimum local zoning requirements have not been exceeded. Two parking spaces or 7.1% of available spaces are identified as preferred and reserved spaces to encourage visitors to carpool and reduce the impact on the environment.
SSc5.1	Site Development Protect of Restore Habitat	The current site of The Monastery was a previously developed or graded site. To encourage a healthy environment and the importance of nature and animals, The Monastery restored 75% of the site by using native and/or adaptive plantings. The maintenance level of these plants will be a lower intensity than a non-native species and will encourage animals to reclaim their natural environment.
SSc5.2	Site Development Maximize Open Space	The overall site of The Monastery contains 94% vegetated open space. This was achieved by minimizing the building footprint and strategic placement of hard-surface areas such as concrete and asphalt sidewalks and parking areas. The open space serves many purposes: it provides a large open outdoor area for Residents and Visitors to enjoy as well as potential habitat space for many types of insects, small animals, and birds.
SSc6.1		A permanent stormwater management facility has been designed for The Monastery to reduce the amount of site runoff as well as containment of other pollutants and contaminants associated with site runoff.

	Stormwater Design Quantity Control	
SSc6.2	Stormwater Design Quality Control	To encourage natural filtration on The Monastery's site, Vegetative Filter Strips have been installed. These strips improve water quality by limiting the volume of runoff generated and encouraging natural filtering through plant material and allowing stormwater to infiltrate into the ground. The Monastery also has a Water Quality Basin located onsite which will capture 90% of the site runoff and contaminants.
SSc8	Light Pollution Reduction	Exterior lighting fixtures were selected to eliminate light trespass from the building and site, reduce sky glow, and reduce energy consumption. Automatic lighting controls can be found throughout the Monastery while interior fixtures were selected to ensure glare will not reach any exterior areas.
WEc1.1	 <p>Water Efficient Landscaping, Reduce by 50%</p>	Less than 10% of the landscaping on The Monastery site contains an irrigation system with primary use is for plant establishment. A low volume 'drip' irrigation system has been installed around the building perimeter at plant bed areas. Native landscape plants have been selected to resist drought.
WEc3	Water Use Reduction, 20% & 30% Reduction	The Monastery achieves significant water savings with high-efficiency plumbing fixtures. These fixtures include toilets, sinks and some shower faucets. By utilizing these higher efficiency fixtures, the Monastery uses 30.1% less water than it would with standard plumbing fixtures. This is a great way to save operating dollars!
EApr1	Fundamental Commissioning of the Building Energy Systems	A verification of all the building's energy related systems confirm that systems are installed correctly and meet the requirements of The Monastery.
EApr2	Minimum Energy Performance	The building envelope, HVAC and lighting systems are designed, at a minimum, to meet the provisions of ASHRAE/IESNA Standard 90.1-2004 maximize energy performance. This code was more stringent than the State building code in place at the time of design and occupancy.
EApr3	Fundamental Refrigerant Management	The Monastery has reduced its contribution to ozone depletion by utilizing systems that do not use CFC-based refrigerants, HCFCs or Halons.
EAc1	 <p>Optimize Energy Performance</p>	The Monastery has a geothermal based HVAC system which is partially responsible for the Performance Rating of 22.3% energy savings using ASHRAE 90.1-2004 as the base model. Other contributing factors include 6" thick insulated walls, air infiltration and reflective thermal barriers, waste heat recovery, high efficiency supply air fans, and a reduced electrical load for exterior lighting.
EAc6	Green Power	Green-e accredited Tradable Renewable Certificates (RECs) equal to 35% of the predicted annual electrical consumption over a two year period were donated to this project to further reduce The Monastery's carbon footprint.

MRpr1	Storage & Collection of Recyclables	An easily accessible area that serves the entire building is dedicated to the separation, collection, and storage of materials for recycling paper, cardboard, metal, plastic, and glass.
MRC2.1	Construction Waste Management, Divert 25/50% from Disposal	The contractor diverted 121.86 tons of on-site generated construction waste from the landfill. This totals 57% of the waste developed during construction.
MRC4	Recycled Content, 10% (post-consumer + 1/2 pre-consumer)	The Monastery is constructed with many materials containing recycled content. Post industrial products installed include fly ash in concrete, drywall, steel, miscellaneous metals, insulations, and mulch. The building and grounds are calculated to contain materials whose content makes up 12.9% of the total materials cost.
MRC5.1	 Regional Material, 10% & 20% Extracted, Processed & Manufactured Regionally	The Monastery is constructed with 27.8% of materials harvested and produced within 500 miles of the site. Local products are preferred as this supports the use of indigenous resources and reduces the environmental impacts of lengthy transportation. Some materials that contribute to this percentage include concrete from Metromont, SC; Acoustical ceiling tile from the Armstrong, GA plant; Storm Drains from Carolina Storm Water, SC; insulation from Knauf Insulation, AL; gravel from Vulcan, AL; and doors from Cook & Boardman, SC.
EQpr1	Minimum IAQ Performance	The Monastery uses a mechanical ventilation system but is also provided with operable windows. The fresh ventilation air is delivered to all spaces of the building with a consistent volume. The system is designed to deliver 3,210 cfm of fresh air to the occupied building spaces.
EQpr2	Environmental Tobacco Smoke (ETS) Control	The Monastery provides a safe indoor air environment for all residents and visitors by offering a smoke-free facility. The Monastery has adopted a Smoke-Free Policy to protect building occupants from exposure to secondhand smoke. Smoking and all other tobacco use is prohibited in the building and on the property.
EQc3.1	 Construction IAQ Management Plan, During Construction	During construction of The Monastery the contractor followed a Construction IAQ Management Plan to ensure desirable indoor air quality when the building is occupied. The plan reduces the potential for dust collection through the protection of ductwork and finishes and the potential for mold formation by keeping porous construction materials dry.
EQc4	Low-Emitting Materials, Adhesives & Sealants, Carpets, Paints & Coatings	Volatile Organic Compounds (VOCs) are what contribute to "new building" odor and can cause building related illnesses. Low or no-VOC products were installed in this building. Some of these materials include: All paint, carpet, adhesives, and many sealants.
EQc6.1	Controllability of Systems, Lighting	Many of the rooms found in The Monastery have occupancy sensors along with individual switches for lighting a specific area. This allows the occupant to control the amount of light in the space.
EQc6.2	Controllability of Systems, Thermal Comfort	It is important for the Residents, Volunteers and Visitors of The Monastery to be comfortable. In the Monastery it is possible for 50% of the Residents, Volunteers and Visitors to control individual thermal room settings. Most spaces also have operable windows.

EQc7.1	Thermal Comfort, Design	Thermal comfort allows for higher occupant productivity but is also important for maintaining optimal environmental conditions in the building. Certain problems within a building can be avoided by maintaining a consistent humidity. Spaces with too low humidity can have detrimental effects on human respiratory systems, books, and office equipment. Spaces with too high humidity can promote the growth of mold and mildew.
EQc7.2	Thermal Comfort, Verification	The occupants completed a survey evaluating the building's performance. This allows occupants to give their direct feedback about how the building environment fits their individual needs. If enough occupants have the same complaint a solution will be found.
EQc8.2	Daylight & Views, Views for 90% of Spaces	90% of all regularly occupied spaces have a direct line of sight to the outdoors. A connection between indoor spaces and outdoor environment is provided by the many windows and court yard spaces.
IDc1.1	Innovation in Design: Green Cleaning	The Monastery has implemented a Green Cleaning Program to protect human health and the interior environment by reducing exposure of potentially hazardous chemicals, biological, and particulate contaminants to building occupants as well as maintenance and cleaning personnel. These products adversely affect air quality, health, building finishes and systems, and the environment for all building occupants. The program also aims to reduce the environmental impacts of disposable janitorial paper products.
IDc1.3	Innovation in Design: Education	Several of the LEED Prerequisites and Credits are identified throughout the building through signs. To learn more about sustainable design and construction; Leadership in Energy and Environmental Design (LEED); and the US Green Building Council visit www.USGBC.org .
IDc1.4	Innovation in Design: Dedicated Vegetative Area x2 Building Footprint	The open space of the property of The Monastery exceeds the building footprint many times over, significantly reducing its environmental impact.
IDc2	LEED® Accredited Professional	Crozier Architecture was the LEED Consultants to The Monastery of St. Clare. Mary Pat Crozier is a LEED Accredited Professional who guided the Monastery through each step of the Certification process. If there are any questions about the LEED process please contact Mary Pat Crozier at marypatc@charter.net .