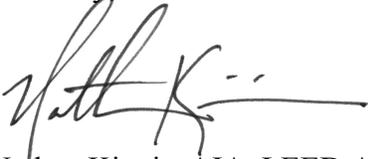


## **Sustainability Action Plan - 2010**

For Projects that meet the 2030 Commitment Criteria

The following is the Sustainability Action Plan for Nathan Kipnis Architects, Inc. Each year it will be reviewed and updated as required. It is our firm's commitment to meet these goals to help reduce the firm's environmental impact, both in our design work and in our office operations.

Sincerely,



Nathan Kipnis, AIA, LEED AP  
Principal

### *Develop Sustainable Design Goals*

- NKAI's goal is 60% CO2 reduction on average for all projects on an annual basis for the next five years (see next line), starting with a minimum 50% reduction for the reporting year of 2010.
- Design projects to reduce the amount of fossil-fuel based energy used to align with 2030 goals.
- Have them undergo a green building evaluation (HEED), whether the project is seeking certification or not.
- Make a goal of using the following LEED strategies as minimum requirements for every project where such opportunities exist:
  - Sustainable Sites:
    - Reuse storm water on site via rain barrels, cisterns, etc.
    - Use permeable materials for all walkways, patios and driveways.
    - Use high albedo and/or Energy Star labeled roofing materials.
  - Energy Efficiency:
    - Where possible, orient home so 80% of windows face south. Use

- overhangs or shading device.
- Provide airsealed perimeter for all buildings. Exterior walls to have a minimum of R-28. Basement slabs to be insulated to minimum R-9.
- Use solar thermal panels on at least 40% of projects.
- Use solar photovoltaic panels on at least 10% of projects and prewire all other projects to facilitate future PV installations.
- Recommend Energy Star appliances over professional grade appliances.
- Help specify all low flow plumbing fixtures.
- Discourage the use of electrically powered whirlpools, master bathtubs and multiple head showers.
- Materials
  - Specify more FSC wood, rather than sustainably harvested.
  - Specify eco-friendly finish materials for paints, finishes, adhesives, flooring, countertops, cabinets, etc.
  - Interior doors to be made from sustainably harvested, salvaged or recycled content.
  - Use high albedo and/or Energy Star labeled ‘cool’ roofing materials.
  - Increase the use of recycled and/or local structural materials (such as FSC, etc)
- Health & Safety
  - Include radon mitigation system in all projects
  - Use ERV or HRV in all projects
  - Recommend central/whole house vacuums
  - Improve indoor air quality (IAQ) through the elimination of hazardous materials used in all projects.
- Resource Conservation
  - Guide client to limit house size
  - Include waste management guidelines in project specifications.

### *Institute Staff Training and Education*

Ensure staff is invested in the firm’s sustainable design goals and can contribute to the success.

- All staff is LEED accredited, and all LEED training is encouraged and compensated for upon successful accreditation.
- Staff is to have at least five hours annually of AIA credit equivalent seminars will be provided that directly deal with sustainable design.
- Provide support for staff to attend conferences and education programs focusing on sustainable design programs.

### *Evaluate the Design Process*

Engage in a design process that is multidisciplinary, collaborative, goal-oriented, and metric driven:

- Use an integrated design process that promotes early involvement of stakeholders and engages in collaborative design process.
- Consider the life-cycle effects of the materials and systems used in a project.
- Develop metrics for sustainable design goals at the outset of the project. Green building rating systems such as LEED, Green Globes, Energy Star or local green building

- programs can be used for reference.
- Projects undergo a full climate analysis and sustainable design review to evaluate potential sustainable design strategies including water reduction, waste reduction, material selection and air quality strategies appropriate for the particular location. This may include using a variety of tools:
    - HEED: to evaluate energy use at Schematic Design phase of project.
    - Vectorworks: for 3D modeling including solar animations.
    - Climate-based sustainable strategies recommendations
    - Market-based sustainable strategies recommendations
  - Begin to collect post-occupancy information on key projects that provide information about building performance.

### *Sustainable Operations*

- See Immediate Operational Actions.
- Train professional cleaner to use all eco-friendly supplies and tools.
- Begin composting kitchen waste.
- Replace all screw-in type light fixtures with LEDs by the end of 2011.
- Employees are to use fuel-efficient rental cars with a minimum 35 mpg combined for firm travel.
- Continue the office's policy of offsetting carbon for employee travel. This is the third year that the office has provided this, in the amount equal to the equivalent of 22 tons of CO2 offset from Terrapass. Previously we purchased them through the Delta Institute and Evanston Climate Action Fund.
- Encourage telecommuting as an option for employees when travel to the office is not possible.
- NKAI will investigate additional ways that the office can go paperless.

### *Develop a Business Strategy*

Develop a business strategy that communicates why a sustainable design approach is important and why the firm is qualified:

- NKAI's revised website outlines a number of key initiatives that the firm is engaged in, from green design to the office sustainability action plan. Additionally, the website outlines the staff's accreditations, highlights the sustainable design aspects of the firm and defines the firm's design philosophy
- Our sustainable actions and operations plan is available to clients for their review.

### **Report Progress**

Make the sustainability action plan available by providing them to the AIA for posting and commit to annual progress reports.

- The goal will be to provide annual progress within the first quarter of the following year by using the [Excel-based reporting tool](#) developed by AIA. It may be that we will provide the report no later than mid summer, as we will most likely utilize summer interns to assist in generating the report.