

Certification Summary

(RISES Commercial Program Version 3.0)

12 Points Required for Certification		Yes	Maybe	No	Achieved	Additional Reference
Site Planning		16				
Required	Construction Pollution Mitigation					Comply with the 2021 NPDES CGP (Construction General Permit) for Stormwater Discharge or local code, whichever is more stringent. Municipal SWP3 & ESC inspection reports shall be uploaded to Green Badger monthly.
Required	Mobility Amenities					2% of total vehicle spaces allocated to carpool vehicles & located at a primary building entrance; AND Provide greater of, 1 bicycle space for every 2,500 sq. ft. OR 5 bicycle parking spaces, whichever is greater.
Required	Electric Vehicle Stations					5% of total parking spaces shall be dedicated to EV Charging Stations.
Required	Sensitive Land Protection					Previously developed site excluded. Greenfield Project cannot disturb or be developed within 100 ft of wetland or water bodies.
Credit 1	Site Connectivity/ Walk Score	1,2,3,4,5				Walk Score: 1 point for 50-59 score; 2 points for 60-69 score; 3 points for 70-79 score; 4 points for 80-89 score; 5 points for 90 - 100 score.
Credit 2	Impacted Site	1,3,5				Previously developed site -1 point; Capped brownfield site - 3 points; Fully remediated brownfield site - 5 points.
Credit 3	Urban Green Space	1				25% of project site allocated to Green Space; building footprint included.
Credit 4	Stormwater Management	1,2				1 point- Best Management Practices (BMP) to prevent off site discharge of 1" stormwater runoff using low-impact systems; Additional 1 point- Treat 90% of baseline runoff to remove 80% of TSS (Total Suspended Solids) from water. Vegetation must be native plants.
Credit 5	Shaded or High Albedo Paving	1				50% of impervious surface to be shaded OR impervious surface to have Solar Reflectance Index (SRI) of > 29.
Credit 6	High Reflectance Roof	1				Low sloped roof shall have SRI >80. Steep sloped roof shall have SRI >29.
Credit 7	Light Pollution Reduction	1				Full cutoff exterior lights for 100% of light fixtures, 20% reduction in lighting power density (LPD) from ASHRAE 90.1 2013 energy model, & Light fixtures cannot exceed maximums per the MLO Ordinance.
Water Conservation		0				All required in this section. No optional credits.
Required	Water Conservation- 30% Reduction					Comply with 2005 Energy Policy Act requirements and relative to EPAct baseline requirements, reduce water use by additional 30%. Use Green Badger water calculations and submit to Charleston RISES.
Energy Efficiency and Renewable Power		15				
Required	Energy Conservation- 30% Reduction					Whole building performance energy modeling will be required to show a 30% reduction in energy consumption in comparison to the ASHRAE 90.1 2013 baseline for new construction. The Energy modeler shall use eQUEST - DOE2 or a comparable software is required.
Required	Building Systems Commissioning & Envelope Verification					Commissioning Agent must comply with ASHRAE Standard 202-2018 and ASHRAE Guideline 0-2019, The Commissioning Process. The building envelope commissioning shall be in accordance with NIBS Guideline 3-2012. Refer to technical guidance to find required commissioning tests, insulation requirements, and air seal requirements.
Required	On-Site Renewable Energy					Renewable system size is determined by the SQ FT of the building.
Required	Long Term Efficiency Verification					Must use ENERGY STAR Portfolio Manager; Managed for 60 months.
Credit 1	Whole Building Envelope Testing	3				Optional credit for buildings larger than 50,000 SQ FT. Air leakage test to be performed in accordance with ASTM E779, E1827, or ANSI/ RESNET/ICC 380 Standards. Measured air leakage shall not exceed 0.40 cfm/sqft under a pressure differential of 0.3 in.
Credit 2	Building Automation System	2				Provide BAS specifications to Charleston RISES & have system fully operational at time of Final Inspection. Commissioning Agent to verify completion and operation.
Credit 3	Additional Reductions in Energy Use	1 to 10				Earn 1 point for each additional 2% reduction in energy consumption beyond the 30% requirement.

Sustainable Materials		10				
Required	Onsite Recycling					Required to implement a recycling management plan; provide interior bins at common areas or units, and provide recycling dumpsters in dedicated areas. Enroll in Charleston County Business Recycling Program or contract other third-party business recycling service.
Required	LED Light Fixtures					100% of light fixtures are LED luminaires. Multi-level controls or programmable timers for parking lot lighting. Light fixtures designated to safety, or temporary fixtures are exempt.
Credit 1	Building Reuse; Shell, Structure & Interior	1,2,3,4				Retain and incorporate exterior building structure; 1 point- 50%, 2 points- 75%, 3 points- 95%. Reuse existing interior non-structural elements for at least 50% of project site- Additional 1 point.
Credit 2	Construction Waste Management	1,2				Recycle/ salvage 50% of C&D debris - 1 point; 75% - 2 points. Use Green Badger tracking application.
Credit 3	Recycled Content	1,2				See SMC4. Calculate the material cost of recycled content products with the material cost of all products. 10% of total material cost that is recycled material cost- 1 point; 20% - 2 points. Use Green Badger tracking application.
Credit 4	Local & Regional Materials	1,2				Materials or products extracted, harvested or recovered AND manufactured within 500 miles of project site. Calculate the material cost of locally harvested materials with total cost of all materials. 10%- 1 Point, 20%- 2 Points. Use Green Badger tracking application.
Healthy Interiors		8				
Required	Building Ventilation					Meet ASHRAE 62.1-2010 Standard and submit compliance pathway documentation to Charleston RISES.
Required	Nonsmoking Building					No smoking inside building & within 25 ft of building entrance, ventilation intakes & windows. Building signage is required.
Required	Interior Air Quality During Construction					Use the SMACNA IAQ Guidelines for Occupied Buildings under Construction. Minimum of MERV 8 HVAC filters installed during last phases of construction.
Required	Low-Emitting Materials					Includes low-emitting paints, coatings & adhesives, flooring materials, & furniture. Upload product data sheets to Green Badger.
Required	Thermal Comfort					Building & systems to comply with ASHRAE 55-2013. Use of Use Green Badger calculations & thermal comfort tool.
Credit 1	Task Lighting & Multi-Level Controls	2				100% of common spaces and shared spaces have multi-level controls & vacancy sensors. 90% of individual work stations shall have multi-level controls.
Credit 2	Daylit Spaces	2				75% of shared spaces and common spaces achieve daylight luminance levels of 25 to 500 foot candles.
Credit 3	Green Cleaning Program	4				Implement a green cleaning program that includes Green Seal approved products.
Innovation		5				
Required	Education & Outreach					Signage required; Charleston RISES logo printed on construction banners during construction. Building signage required at final inspection; 1 sign that summarizes the RISES project certification & 5 signs, 1 sign per Charleston RISES chapter. Additionally, owner shall include specific RISES documentation on project website.
Credit	Water Conservation Reduction of 35% or More	2				Additional reduction in water consumption.
Credit	Innovation in Design	1,2,3				To be approved by Charleston RISES at design review. Submit narrative of the proposed sustainability innovation during Design Review. Refer to the Innovation Credit Library in the technical guide for options.
Total Possible Points		54				