

Resource Use – Design for Flexibility



LEED 2009 – MRc6 for Healthcare, LEEDv4 – Building Product Disclosure & Optimization, Opt. 2

Requirements LEED 2009 (BD+C)

Increase building flexibility and ease of adaptive reuse over the life of the structure by employing a minimum of three of the following design and/or space planning strategies:

- Use of interstitial space serving for a minimum 20% of project diagnostic and treatment or other clinical floor area [calculation based on Departmental Gross Square Foot (DGSF)]. Design distribution systems for electrical, information technology, communication, medical gases, and sprinklers with the capability to control multiple zones in clinical spaces. (Inpatient units are included in this calculation.)
- Provide programmed soft space, such as administration/storage, equal to a minimum of 5% of total clinical space. Locate soft space adjacent to clinical departments that anticipate growth. Determine strategy for future accommodation of displaced soft space (calculation based on project DGSF).
- Provide shelled space equal to a minimum of 5% of total project departmental clinical space; locate where it can be occupied without displacing occupied space (calculation based on project DGSF).
- Identify horizontal expansion capacity for diagnostic and treatment or other clinical space equal to a minimum of 30% of existing or future expansion). Reconfiguration of additional existing occupied space that has been constructed with demountable partition systems is permitted. Or design for future vertical expansion on a minimum of 75% of the roof, ensuring that existing operations and service systems will be able to operate at or near capacity during the expansion.
- Designate location(s) for future above-grade parking structure(s) equal to 50% of existing on-grade parking capacity, with direct access to the main hospital lobby/ circulation/ vertical transportation pathways.
- Use the demountable partitions for 50% of applicable areas as a strategy for future flexibility.
- Use movable modular casework for a minimum of 50% of casework and custom millwork. (Calculation is based upon the combined value of the two elements, as determined by the cost estimator or contractor).



Requirements LEED v4

Increase building flexibility and ease of adaptive use over the life of the structure by employing at least three of the following strategies:

- Use of interstitial space. Design distribution zone utility systems and equipment including HVAC, plumbing, electrical, information technology, medical gases, and life safety systems to serve the occupied zones and have the capacity to control multiple zones in clinical spaces.
- Provide programmed soft space, such as administration or storage, equal to at least 5% of departmental gross area (DGA). Locate soft space adjacent to clinical departments that anticipate growth. Determine a strategy for future accommodation of displaced soft.
- Provide shell space equal to at least 5% of DGA. Locate it such that it can be occupied without displacing occupied.
- Identify horizontal expansion capacity for diagnostic and treatment or other clinical space equal to at least 30% of existing floor area (excluding inpatient units) without demolition of occupied space (other than at the connection point). Reconfiguration of additional existing occupied space that has been constructed with demountable partition systems is permitted. Design for future vertical expansion on at least 75% of the roof, ensuring that existing operations and service systems can continue at or near capacity during the expansion.
- Designate space for future above-grade parking structures equal to 50% of existing on-grade parking capacity, with direct access to the main hospital lobby or circulation. Vertical transportation pathways that lead directly to the main hospital lobby or circulation are acceptable.
- Use the demountable partitions for 50% of applicable areas.
- Use movable modular casework for at least 50% of casework and custom millwork. Base the calculation on the combined value of casework and millwork, as determined by the cost estimator or contractor.

Avanti Products Contribution

All of Avanti's products are fully demountable and are able to create flexible programmed soft spaces. The full line of products ranges from single and double glazed systems to systems which can accommodate utilities within its walls.



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