BASIS OF DESIGN/CONTRACT LANGUAGE

**Format of template:**

Step 1: Benchmarking and tracking. *Utilize this language if you are at the beginning of your embodied carbon journey.*

Step 2: Reducing Embodied Carbon. *Utilize this language if you are ready to set limits and reductions*

<Yellow Text> *Needs to be selected/edited by Owner.*

**Concept/Schematic/Design Development Phase:**

<Owner X> is committed to benchmarking and reducing the whole life carbon impacts of what we build. To support this commitment, we are requiring that whole building life cycle assessment (WBLCA) be included in the project design requirements.

WBLCA must be completed utilizing <[Tally](https://www.buildingtransparency.org/tally/)> <[OneClick LCA](https://www.oneclicklca.com/)> <[Athena Impact Estimator](https://calculatelca.com/software/impact-estimator/)> <Other Tool> and incorporated into the design process to help inform building material and systems choices. Design team shall provide WBLCA reports for proposed materials and systems options at key decision points. <WBLCA must be completed in accordance with the [LEED v4.1 Building Life-Cycle Impact Reduction requirements](https://www.usgbc.org/credits/new-construction-schools-new-construction-retail-new-construction-data-centers-new-construct?return=/credits/new-construction/v4).>

<Owner X> has set a <XXX kgCO2e/sf> limit for the project’s upfront (Stage A1-A5) embodied carbon emissions. WBLCA results should be under this limit for the scope included. Project should utilize the list of High Impact Product Types provided below to set the minimum products required for inclusion in the accounting of this limit. <Accounting must be completed in accordance with the [ILFI Zero Carbon Certification Requirements](https://living-future.org/zero-carbon-certification/)>

**Specification and Procurement Phase:**

<Owner X> is committed to tracking and reducing the upfront embodied carbon impacts of what we build. To support this commitment, we are requiring that the following product types have a [third-party verified, Type III (product specific) Environmental Product Declaration](https://www.buildingtransparency.org/resources/how-get-epd/):

<Sample List of **High Impact Product Types per Building Scope**>

Structure: Enclosure: Interiors:

Ready-Mix Concrete Glazing Gypsum Wallboard

Concrete Steel Reinforcing Structural Aluminum Framing Paint

Structural Steel Cold-Formed Metal Framing Carpet

Mass Timber Thermal Insulation Resilient Flooring

Concrete Masonry Units Sheathing Aoucstic Ceiling Tiles

Low carbon specification and procurement must be included in the late design and procurement phases to ensure low carbon products are being analyzed for use, alongside cost and performance. Design and construction teams shall utilize the [Embodied Carbon in Construction Calculator (EC3) tool](https://www.buildingtransparency.org/) to inform low carbon options and source compliant EPDs.

Specifications shall include language supporting <Owner X’s> upfront embodied carbon requirements. Sample specification language can be found here for reference: *Link to BT template specifications language.*

Procurement documents (bid documents) shall include language supporting <Owner X’s> upfront embodied carbon requirements. Sample bid document language and bid leveling sheets can be found here for reference: [*Link to BT template bid document language and bid leveling sheet*](https://app.box.com/s/mama6l86etdmqevits98w8ijggtv168o)*.*

**Construction Phase**

To support the tracking of realized upfront (Stage A1-A3) embodied carbon, Contractor shall collect EPDs for the product categories listed above, at time of procurement. Contractor shall utilize the EC3 tool to track as-built quantities of materials procured and products with EPDs provided. Contractor shall provide an as-built project accounting for the project, utilizing the EC3 tool, at time of close-out. Sample EC3 tool report can be found here for reference: *Link to BT Template EC3 tool report.*

To support the tracking of realized upfront (Stage A4-A5) embodied carbon, Contractor shall track the transportation and site emissions for the product scopes listed above. Contractor shall provide an A4-A5 embodied carbon report for the project, at time of close-out. Sample A4-A5 accounting and reporting template can be found here for reference: *Link to BT template accounting and reporting template*.

<Owner X> has set a <XXX kgCO2e/sf> limit for the project’s upfront (Stage A1-A5) embodied carbon emissions. WBLCA results should be under this limit for the scope included. Project should utilize the list of High Impact Product Types provided below to set the minimum products required for inclusion in the accounting of this limit. <Accounting must be completed in accordance with the [ILFI Zero Carbon Certification Requirements](https://living-future.org/zero-carbon-certification/)>