DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY
INSTALLATIONS AND ENVIRONMENT
110 ARMY PENTAGON
WASHINGTON DC 20310-0110

05 JAN 2006

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Sustainable Design and Development Policy Update – SPiRiT to LEED Transition

1. The purpose of this memorandum is to update the Army Strategy for integrating the principles and practices of sustainability on our installations as we minimize the impacts and total ownership costs of Army systems, material, facilities, and operations. Accordingly, the Army will transition from the Sustainable Project Rating Tool (SPiRiT) to the US Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED®) rating system effective with the FY 08 Military Construction program.

2. All military vertical building construction projects starting with the FY 08 military construction program will achieve the SILVER level of LEED NC (New Construction). This policy includes all new construction projects, regardless of fund source. Horizontal construction, such as ranges, roads and airfields, will continue to incorporate Sustainable Design and Development features to the maximum extent possible. The installation Director of Public Works or the Reserve Component equivalent, supporting Engineer District, designer and constructor will jointly certify the final LEED score and rating.

3. Projects prior to the FY 08 program will continue to use SPiRiT and achieve the GOLD level. Such projects may be scored using LEED NC if the LEED SILVER rating level can be achieved within the program amount. Projects using the design/ build procurement method will include the SPiRiT or LEED assessment in the RFP requirements and achieve the appropriate sustainable rating level in the project.

4. The Army will adopt LEED Homes for scoring residential housing when released by the USGBC. In the meantime, SPiRiT will continue to be used to rate all Army Family Housing new construction projects and homes built under the Residential Communities Initiative. These projects will continue to attain SPiRiT GOLD.

5. It is important that we all continue to emphasize sustainability and incorporate sustainable design and development practices into all facilities built on our installations. This is just one way we are reducing our energy consumption and optimizing life cycle economic performance.

Joseph W. Whitaker
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(Installations and Housing)
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