

Life Cycle and Evaluation

**Life Cycle Assessment (LCA) in the
Design Workflow**

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AIA Continuing Education

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This course has been registered with the AIA's CES program.

Course #: ZGFAPR1918
Provider #: C181



Course Description

The purpose of this presentation is to discuss Life Cycle Assessment (LCA) tools, benefits of analysis, and potential workflows that allow architects and designers to engage with the embodied environmental impacts of building materials. This includes the optimization of higher performance materials and reduction of higher impact material early in the design process through the evaluation of multiple options as well as the overall evaluation of the whole building prior to construction.



Learning Objectives

1. Learn to make the argument for LCA with clients and project teams and understand how to present LCA data to support decision making.
2. Learn effective methods for integrating LCA into every phase of the design process, from pre-design through construction documentation.
3. Understand the required methods and standards for the LEED v4 Whole Building Life Cycle Reduction Credit and proper method for submitting credit documentation.
4. Understand how LCA can influence material choices and specification writing.



1. The Argument for LCA



2016 AIA Institute Award Winners





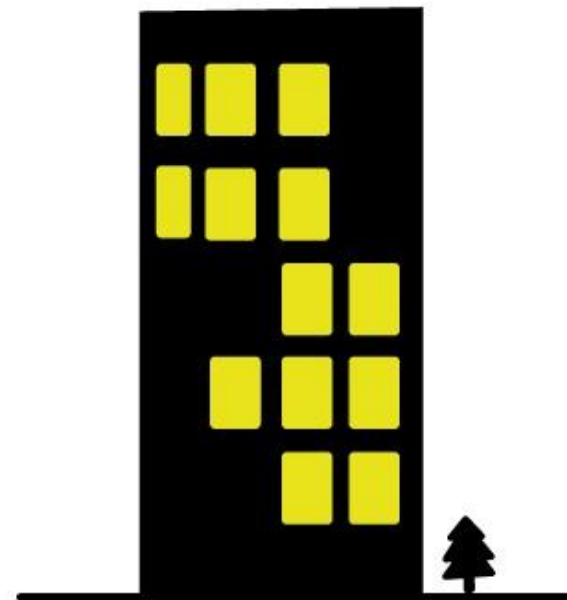
Daylight Timelapse of KieranTimberlake's Studio

C02 in MATERIALS



=

17 YEARS OF LIGHTING USE





Mineral extraction



Dynamite, drills, and dump trucks



Hot-rolled steel manufacturing process



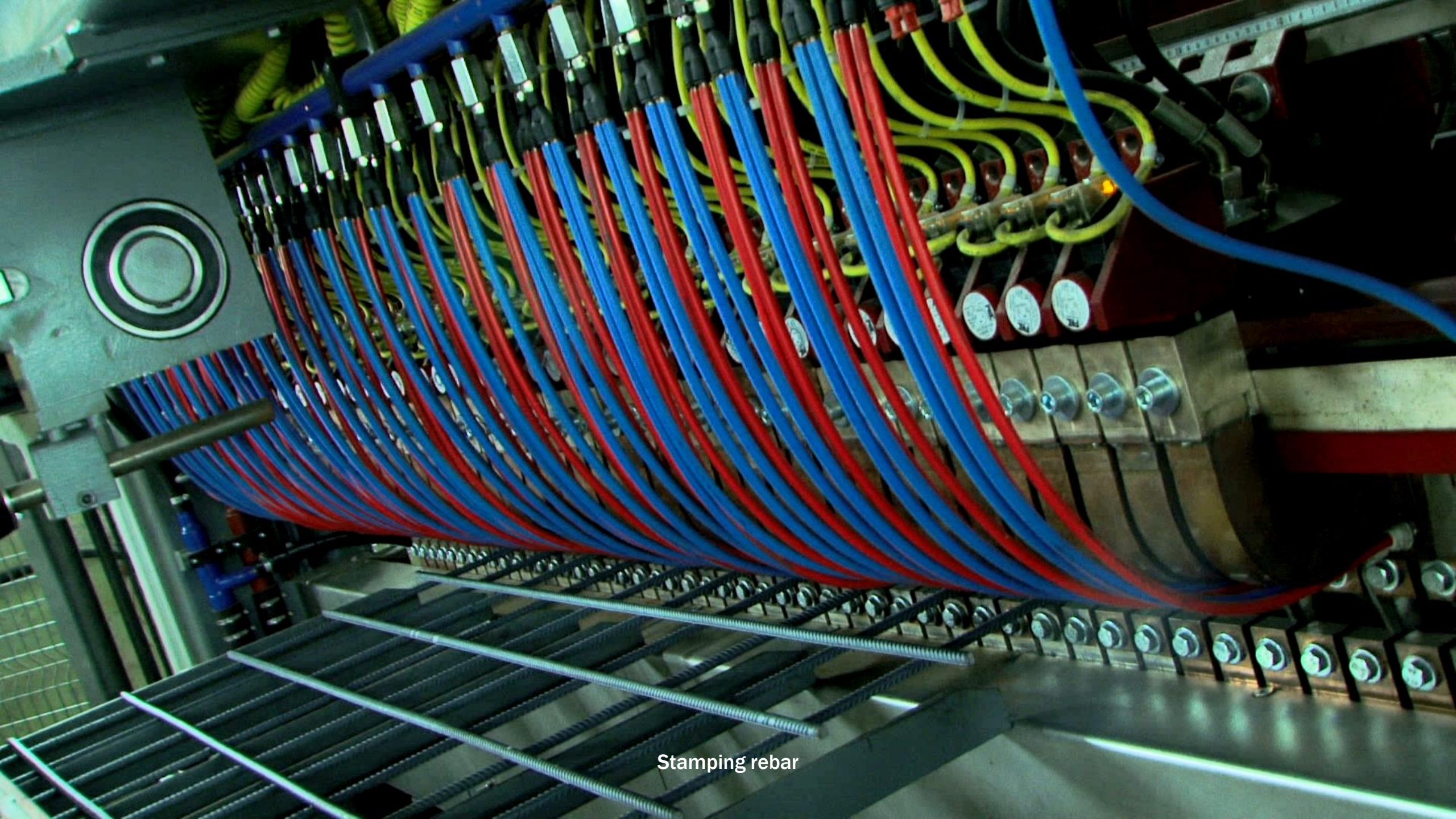
Steel refinement



Pouring concrete masonry units



Heat insulation formation



Stamping rebar



Site preparation



Resource and energy usage in the formation of a foundation



Energy use from building operations



End of life



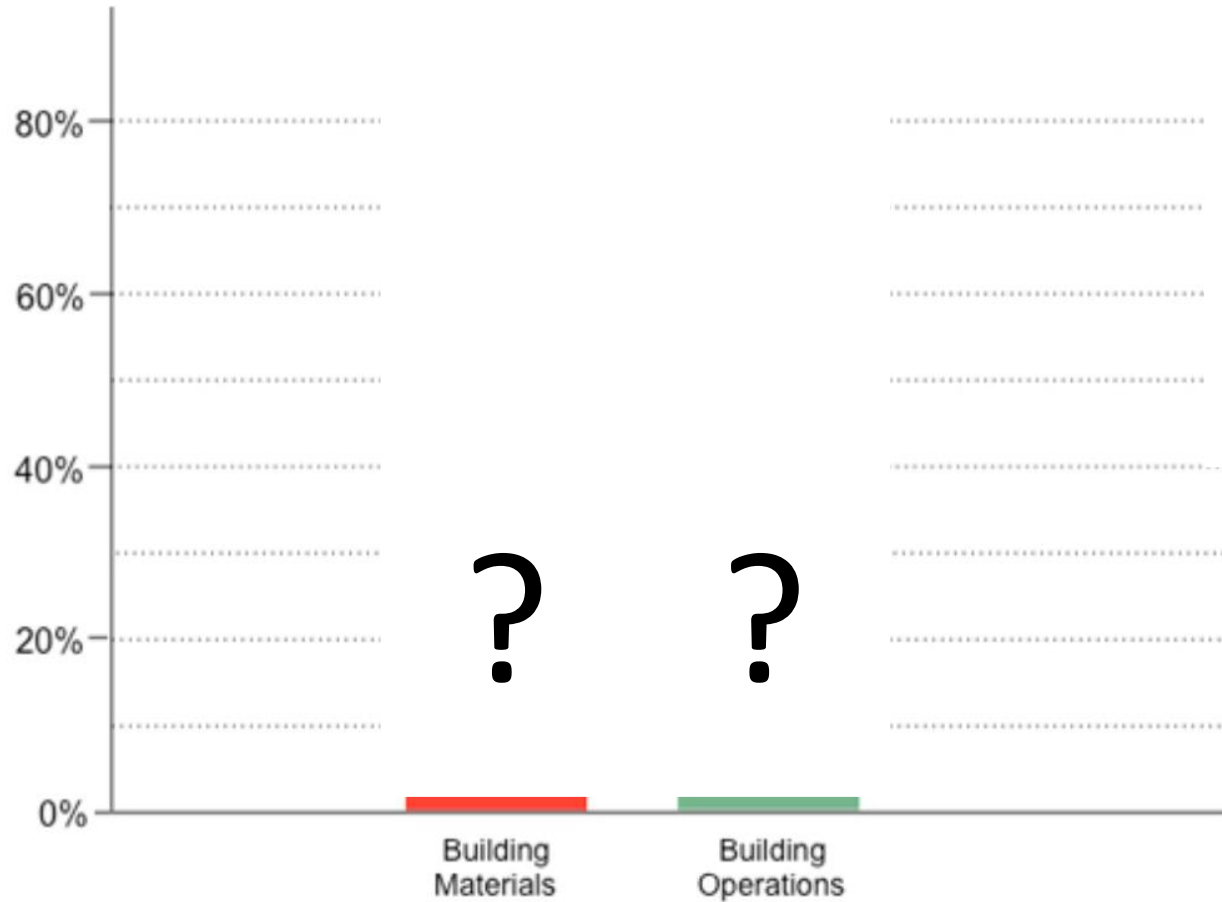
Building demolition



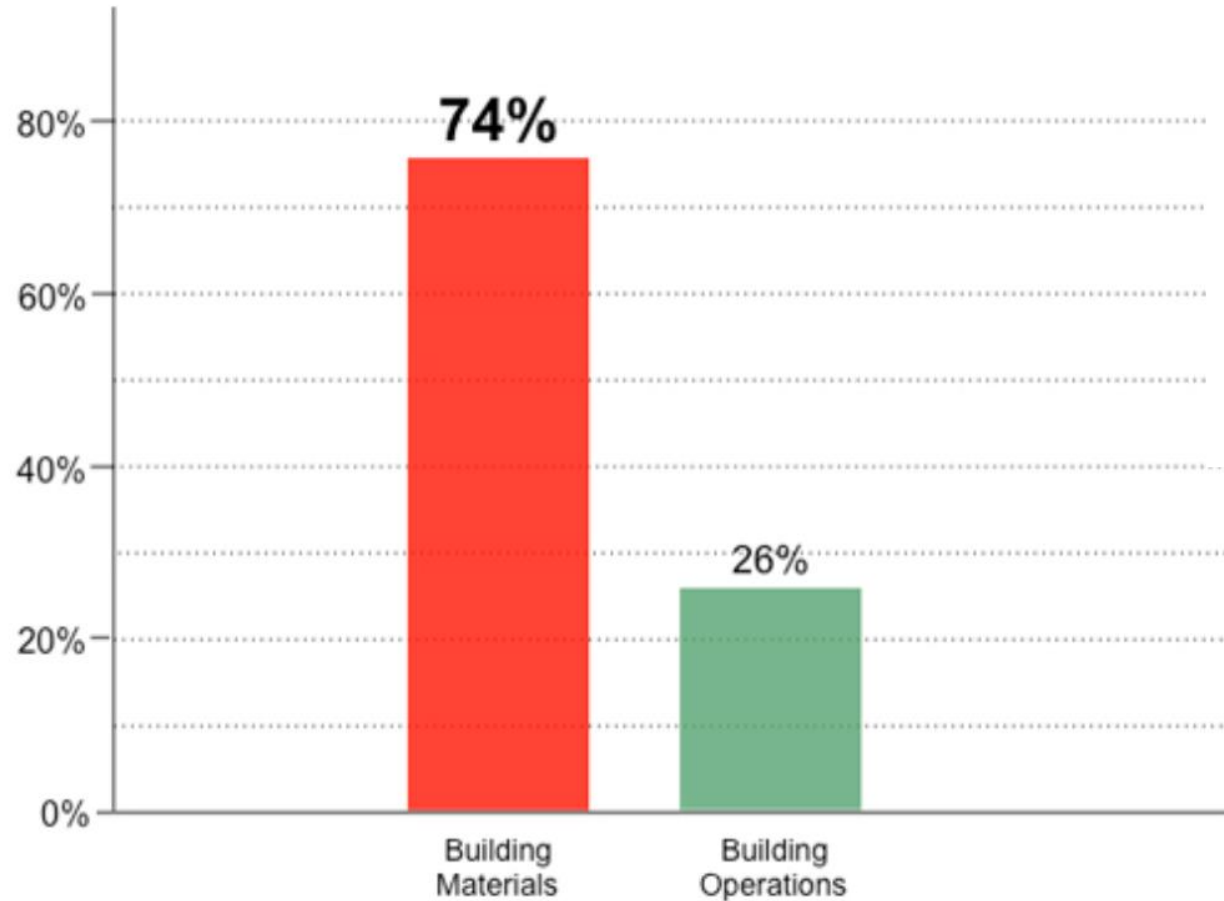
Sorting for recycling, reuse and disposal



How can we track all of this?



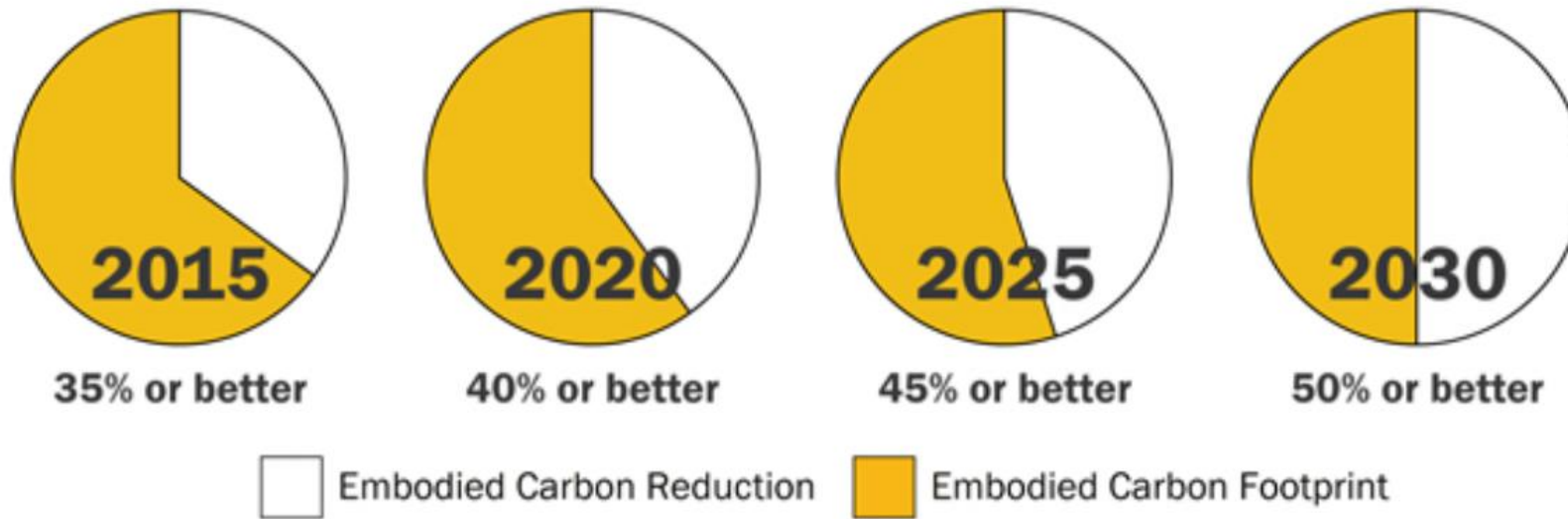
**2030 Energy Consumption Footprint of All Buildings
Constructed Between 2015 - 2030 (900 Billion Sq. Ft).**



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Constructed Between 2015 - 2030 (900 Billion Sq. Ft).**



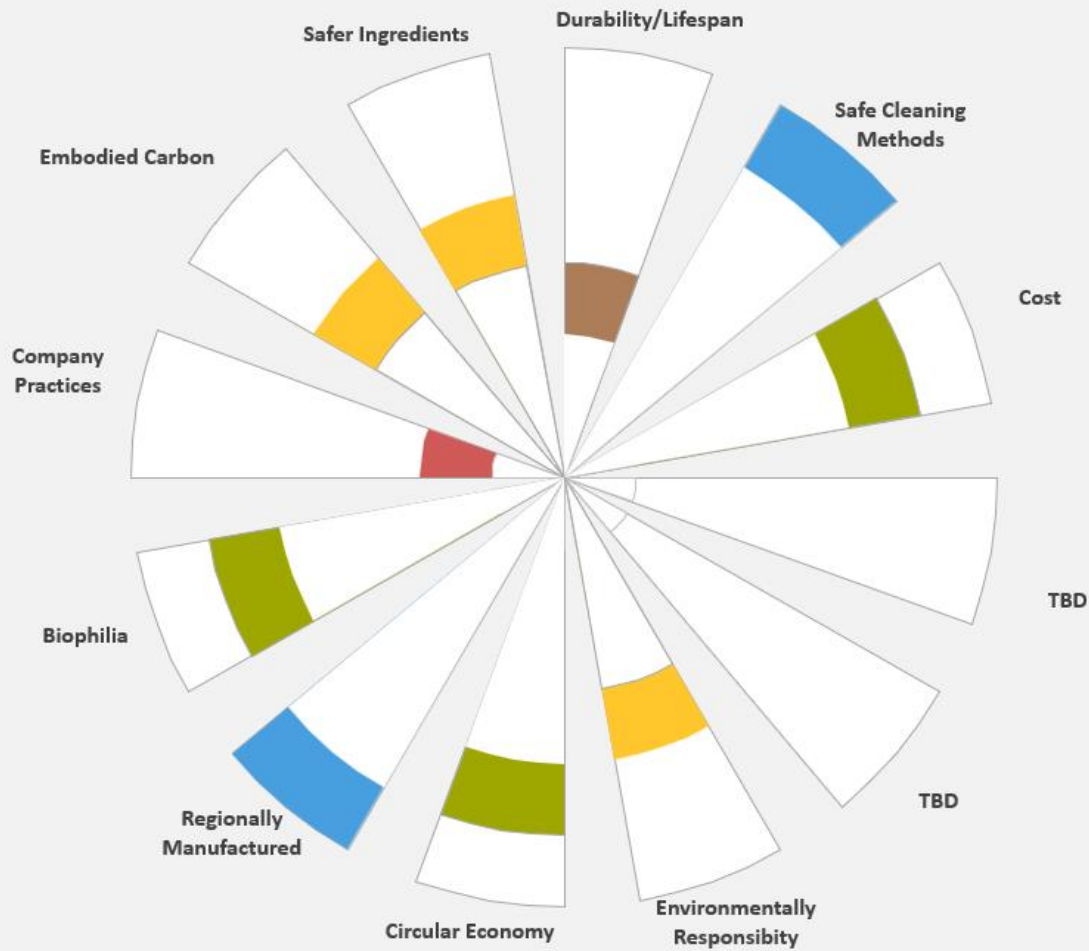
The 2030 Challenge for Products



The [2030 Challenge for Products](#) calls on the global architecture, planning, design, and building community, to specify, design, and manufacture products for new developments, buildings, and renovations to meet a maximum carbon-equivalent footprint of 30% below the product category average through 2014 – increasing to 50% by 2030.



Material 1



MATERIALS TRANSPARENCY

WHY IS THIS IMPORTANT?

THE SITUATION

On average, only approximately 90% of the raw materials used by manufacturers of new products are 2 to 5 times higher than their end-use applications.

Today there are 80,000+ chemicals in use

- 85% Have no health data
- 67% Have no environmental data at all

HUMAN HEALTH IMPACTS

In 1976 there were 62,000 chemicals in use in the US. The Toxic Substances Control Act grandfathered all of them. Fewer than 200 have been tested for human safety. Only 5 of them have been banned in the United States.

PRODUCT-RELATED CHEMICAL HUMAN HEALTH CONCERNS INCLUDE:

BIOLOGICAL SENSITIZATION	HERMIST DEVELOPMENT
• Allergic reactions	• Birth defects
REPRODUCTION	• Developmental delays
• Reduced fertility	• Miscarriages
• Reduced embryo viability	• Stillbirths
• Fetal malformations	IMMUNE
NEURODEVELOPMENTAL DEFICITS/DEFERENCES	CANCER
ENDOCRINE DISRUPTION	RESISTANT ANTIBIOTIC RESISTANCE
NEUROLOGICAL TOXICITY	

WANT TO LEARN MORE? Go to www.zgf.com for more information on the Living Building Challenge and the Living Building Challenge Red List.

ENVIRONMENTAL IMPACTS

Manufacturers are faced with a choice of materials. Some are more sustainable than others, and some are more toxic than others. The choice of materials can have a significant impact on the environment.

If you are looking for a more sustainable building material, you may want to consider the Living Building Challenge Red List. This list identifies materials that are considered to be high-impact and are discouraged in the Living Building Challenge.

CHALLENGE FOR PRODUCTS

Over the first 20 years of the life of a building, 45% of total energy consumption is attributed to the embodied energy of building products and the rest is attributed to building operations.

BUILDING STANDARDS

Sustainability rating systems like LEED v4, Living Building Challenge, and The Well Building Standard are requiring or rewarding projects for efforts to select healthy, low-impact materials with transparency standards.

ZGF'S CALL TO ACTION

Visit www.zgf.com for more information on the Living Building Challenge and the Living Building Challenge Red List.

MATERIALS TRANSPARENCY

WHAT PRODUCT DISCLOSURES SHOULD I ASK FOR?

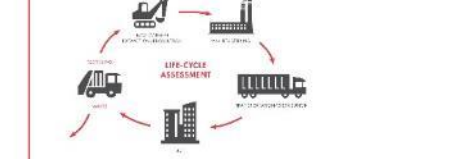
HEALTH PRODUCT DECLARATION (HPD)

A standard reporting format for disclosing product ingredients and associated human health hazards. HPDs use the "GreenScreen for Safer Chemicals," a chemical hazard assessment method, to give a snapshot evaluation of each ingredient.

ENVIRONMENTAL PRODUCT DECLARATION (EPD)

An independently verified and registered document that communicates transparent and comparable information about the life-cycle environmental impact of products. Product evaluations can include the following categories:

GLOBAL WARMING POTENTIAL (GWP)	ACIDIFICATION POTENTIAL (AP)	SMOKE AND TOXICITY POTENTIAL (STP)
• Global warming potential (GWP) is a measure of the ability of a greenhouse gas to contribute to global warming. It is expressed in terms of carbon dioxide equivalents (CO ₂ e).	• Acidification potential (AP) is a measure of the ability of a substance to contribute to acidification. It is expressed in terms of sulfur dioxide equivalents (SO ₂ e).	• Smoke and toxicity potential (STP) is a measure of the ability of a substance to contribute to smoke and toxicity. It is expressed in terms of smoke and toxicity equivalents (STE).



DECLARE

A "nutrition label" for building products which quickly identifies whether products contain any of the banned chemicals on the Living Building Challenge Red List.

CRADLE TO CRADLE (C2C) PRODUCT CERTIFICATION

A third-party verified, multi-attribute certification program that includes building products. Fully certified products and their manufacturers are rated (Basic, Bronze, Silver, Gold, or Platinum) in all five C2C categories: Materials Health, Material Reutilization, Renewable Energy Use and Carbon Management, Water Stewardship, and Social Fairness.

The standard Material Health Certificate addresses human health hazards, including avoidance of C2C Certified Banned List of Chemicals, similar to the Living Building Challenge Red List.



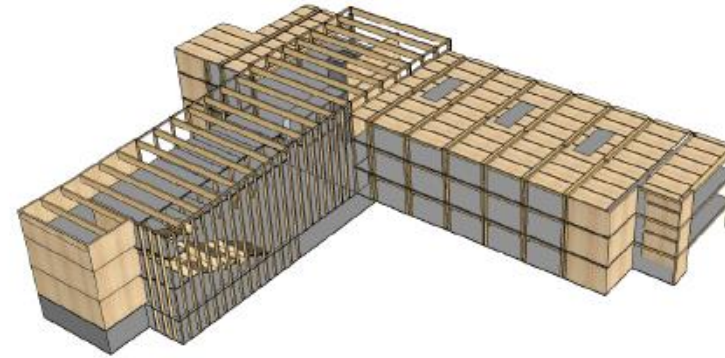
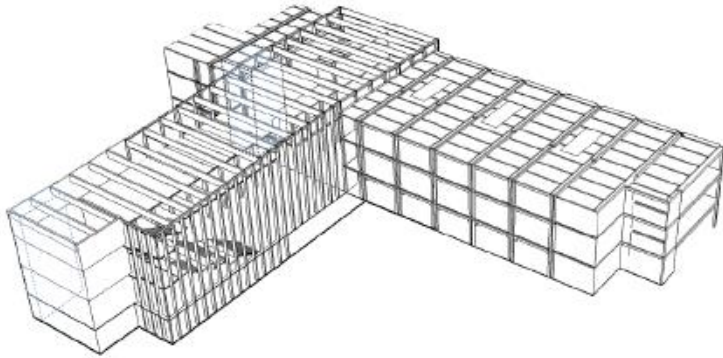
2. What's in a Building?

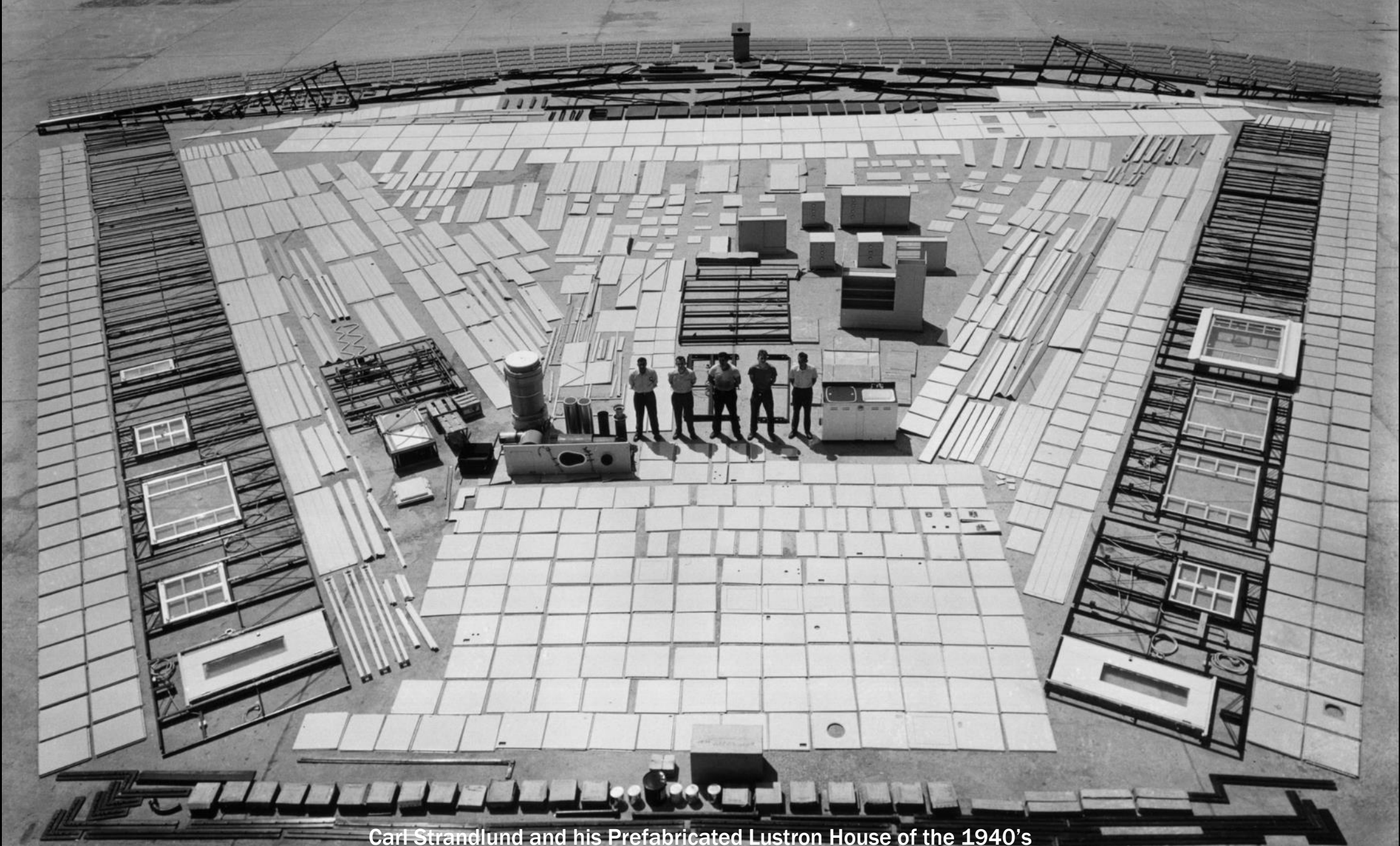


Proposed Building
44,000 - 620,000 MT CO₂e



**78% to 98%
Reduction**





Carl Strandlund and his Prefabricated Lustron House of the 1940's



COMPANY NAME	American Wood Council Canadian Wood Council
PRODUCT TYPE	Wood Products
PRODUCT NAME	Particleboard
PRODUCT DEFINITION	Particleboard is manufactured from wood residues that are generated as a coproduct of lumber milling. The residues are combined with resins and pressed into sheets.
PRODUCT CATEGORY RULE (PCR)	North American Structural and Architectural Wood Products PInnovations, Version 1 (UN CPC 31, NAICS 321), 8 November 2011.
CERTIFICATION PERIOD	November 13, 2013 - November 13, 2018
DECLARATION NUMBER	4786161253.101.1



LIFECYCLE IMPACT CATEGORIES
The environmental impacts listed below were assessed throughout the product's lifecycle – including raw material extraction, transportation, manufacturing, packaging, use, and disposal at end of life.

	ATMOSPHERE		WATER		EARTH		
	Global Warming Potential refers to long-term changes in global average air temperature – including temperature and precipitation – that are caused by increased concentrations of greenhouse gases in the atmosphere.	Ozone Depletion Potential is the destruction of the stratospheric ozone layer which shields the earth from ultraviolet radiation that's harmful to life, caused by human-made air pollution.	Photochemical Ozone Creation Potential happens when sunlight reacts with hydrocarbons, nitrogen oxides, and volatile organic compounds, to produce a type of air pollution known as smog.	Acidification Potential is the result of human-made emissions and refers to the decrease in pH and increase in acidity of oceans, lakes, rivers, and streams – a phenomenon that pollutes groundwater and harms aquatic life.	Eutrophication Potential is the result of human-made emissions, cause increased algae growth in lakes, flowing the underwater generation of sunlight needed to produce oxygen and resulting in the loss of aquatic life.	Depletion of Abiotic Resources (Elements) refers to the reduction of available non-renewable resources, such as metals and gases, that are found on the periodic table of elements, due to human activity.	Depletion of Abiotic Resources (Fossil Fuels) refers to the decreasing availability of non-renewable carbon-based compounds, such as oil and coal, due to human activity.
ENVIRONMENTAL IMPACT	916.88 kg CO2 eq.	0 kg CFC-11 eq.	35.54 kg O3 eq.	188.78 H+ ions eq.	0.1486 kg N eq.	1.02 kg	3387.31 MJ

FUNCTIONAL UNIT The declared unit is 1 cubic meter of Particleboard which is equal to 885 square feet (31" thickness). The average density of North American Particleboard including resin is 728.78 kg/m³ excluding moisture content. Results are expressed for a cradle-to-gate analysis and exclude use phase and end of life impacts.



Declare.

Product Name
Manufacturer Name
City, State/Province, Country

Life Expectancy: 000 YEARS
End of Life Options: Recyclable (42%), Landfill

Ingredients:
Ingredient One (Location, ST), **The Second Item** (Location, ST), **NextIngredient** (Location, ST), **Living Building Challenge Red List, Different Part of the Product, Another Component, More Stuff, US EPA Chemical of Concern, Yet Another Item, Non-toxic Element, Pieceofthewhole, Component of Concoction, ThirdFromTheEnd, ECHA, REACH Substance of Very High Concern, Last Ingredient**

XXX-0000 EXP. 12/2010
ZONE 0
00 00 00

INTERNATIONAL LIVING FUTURE INSTITUTE™ www.declare.com

IMAGE DEPICTS A 'BLANK' LABEL PRIOR TO CUSTOMIZATION BY MANUFACTURER

Intentionally simple in scope. By focusing on product ingredients, we hope to 'level the playing field' and create a platform for constructive conversations about the human health and ecological impacts of the decisions we make.

Options: Take back program; Salvageable or reusable in its entirety; Recyclable (%); Landfill; Hazardous waste (%).

All constituent parts of a product, including trace elements, whether directly added or otherwise present – even if 'naturally occurring'. Items are color coded to communicate potential hazards:
Living Building Challenge Red List
US EPA Pollution Prevention + Toxics Existing Chemicals Program or European Chemicals Agency REACH Substances of Very High Concern
Not referenced in any of the three programs noted above

Declare identifier for company + product
Valid for 12 months, starting with the date of issue

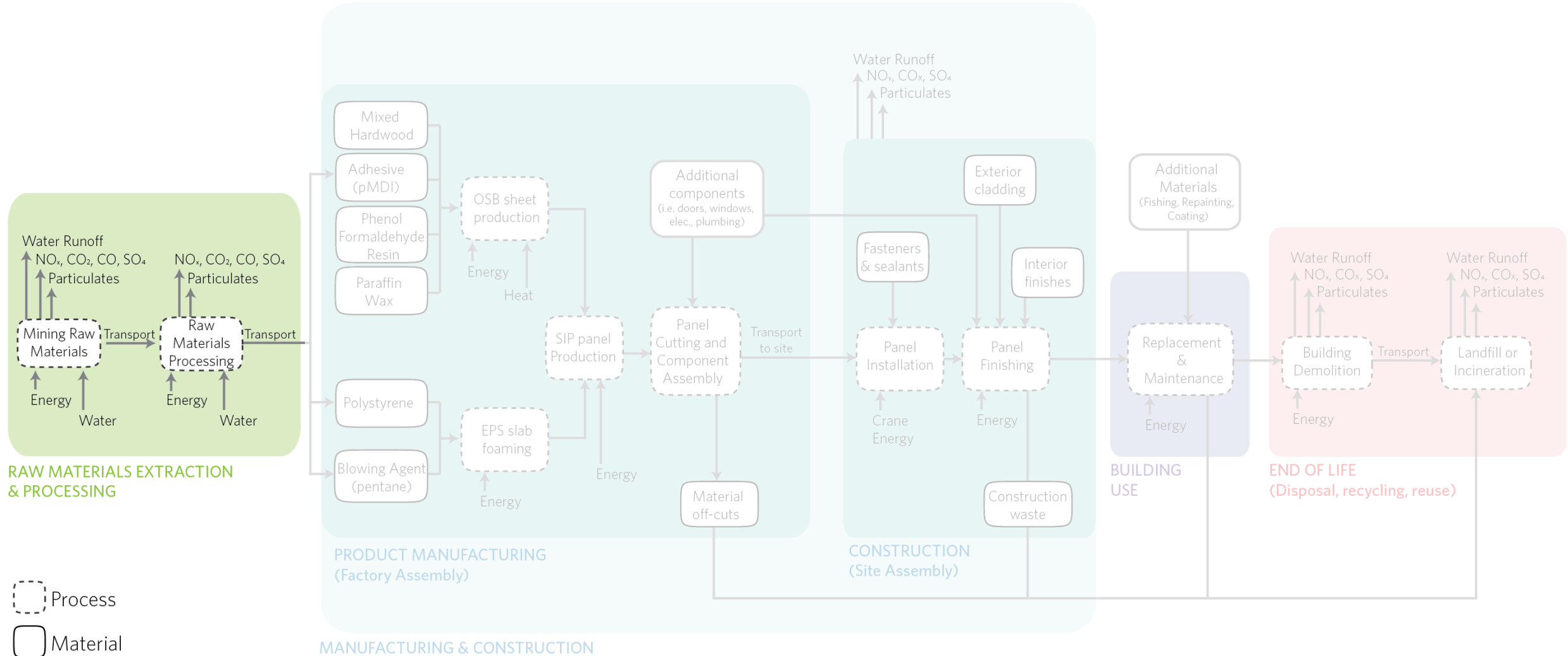
Designation per the Appropriate Sourcing Imperative in the Living Building Challenge, intended to support the growth of regional economies rooted in sustainable practices, products and services.

CSI MasterFormat 2010 classification



4 Life Cycle Stages of a SIPS Panel

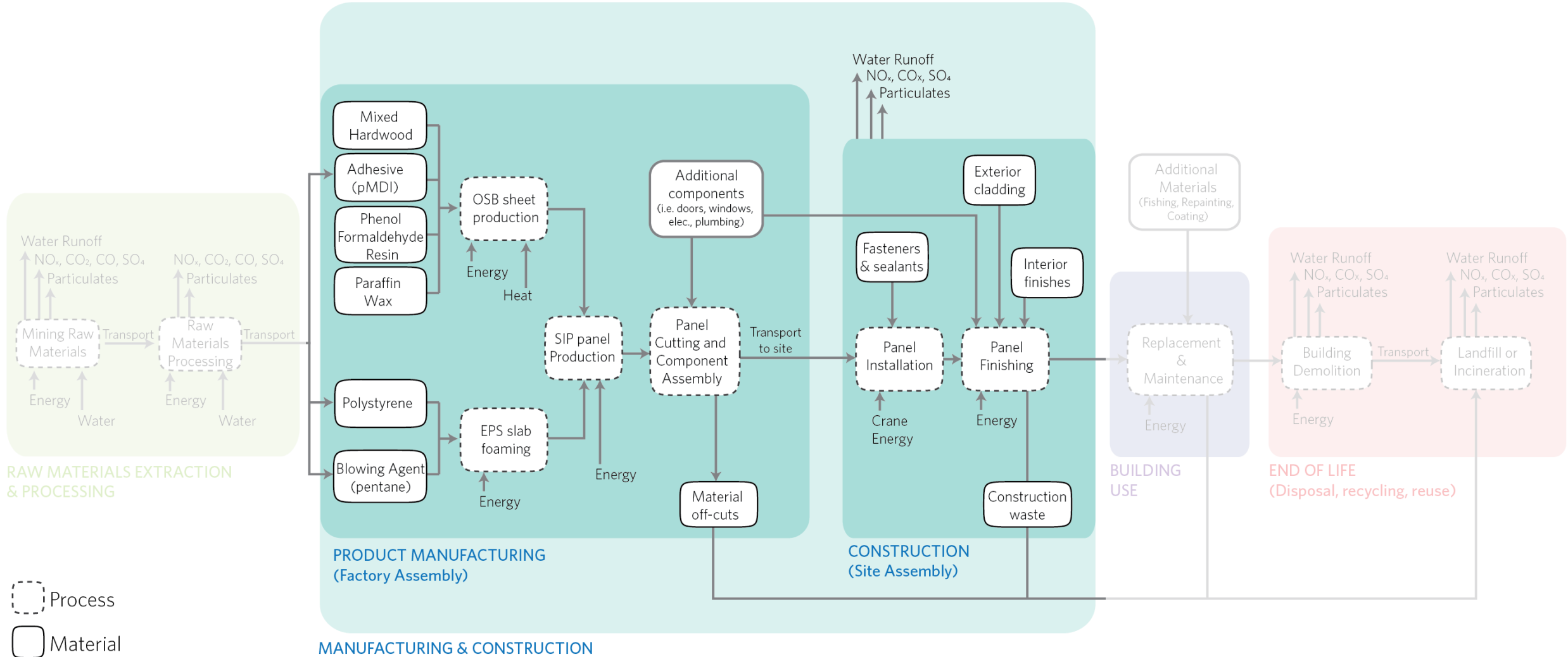
1. Raw Material Extraction and Processing





4 Life Cycle Stages of a SIPS Panel

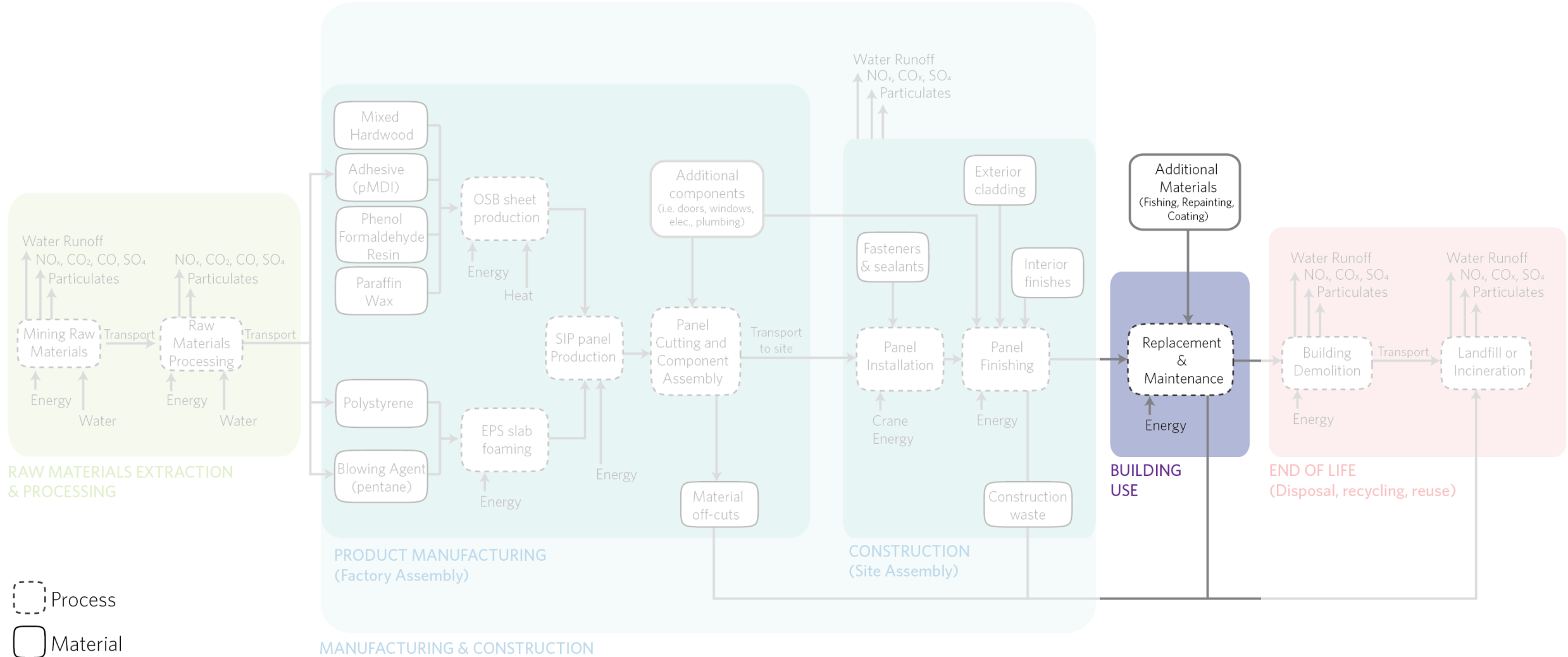
2. Manufacturing and Construction





4 Life Cycle Stages of a SIPS Panel

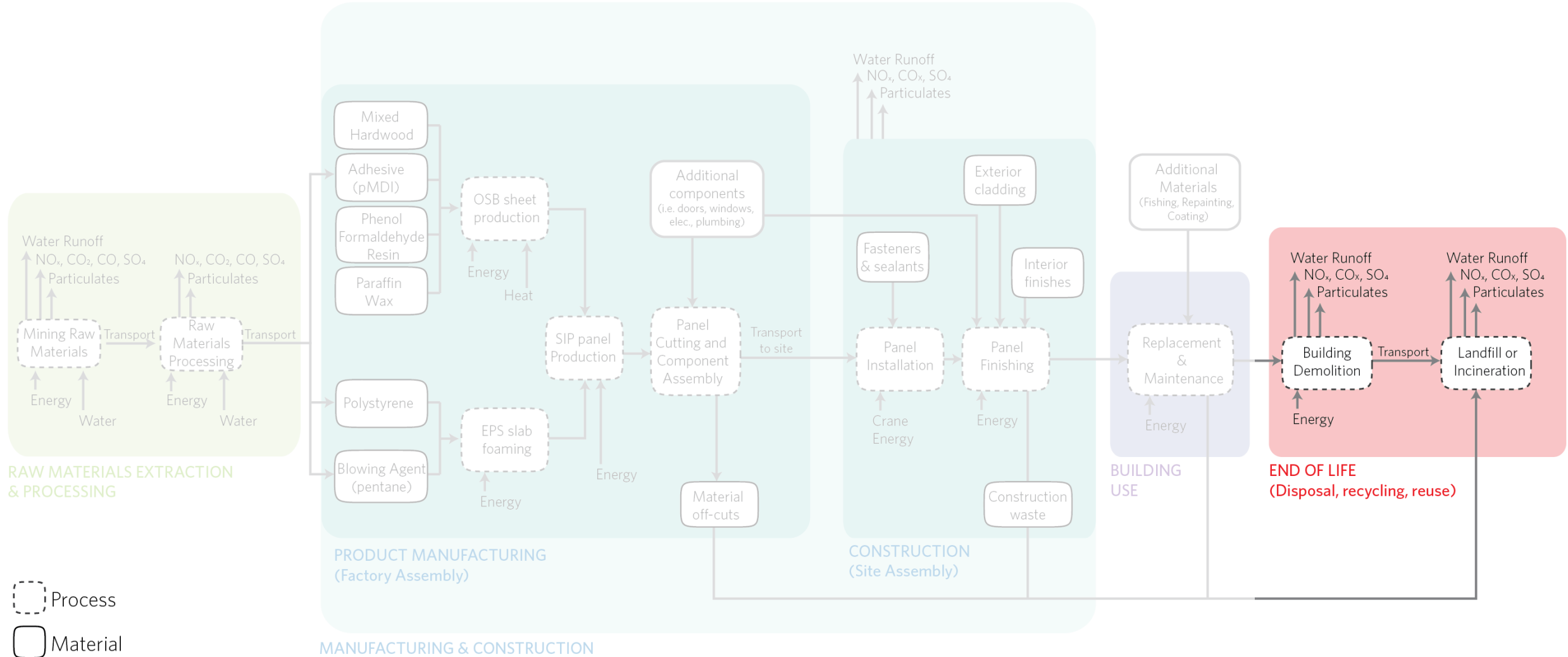
3. Building Use





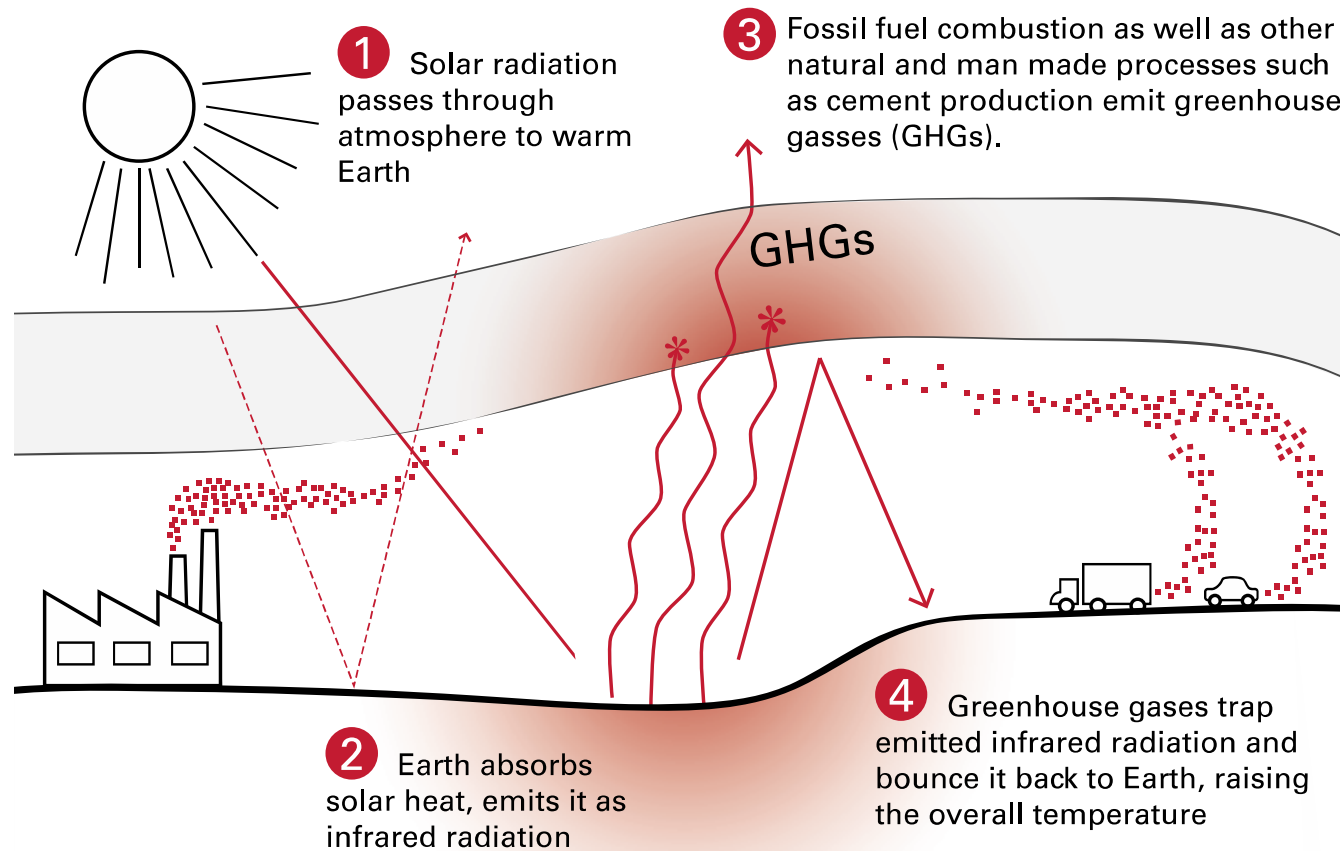
4 Life Cycle Stages of a SIPS Panel

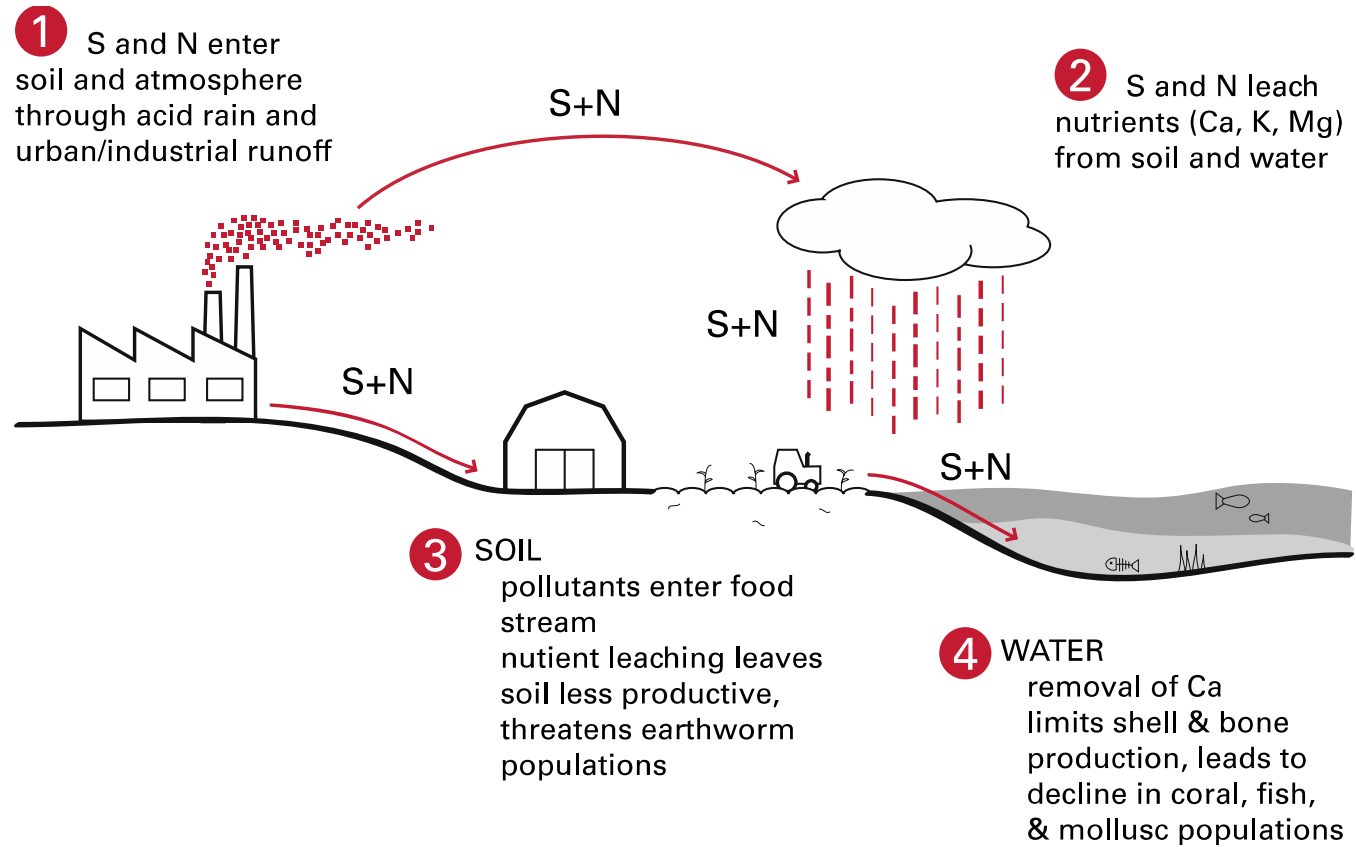
4. End of Life



The background features several large, overlapping grey geometric shapes. On the left, there is a large grey circle with a smaller white circle inside it. To the right of this, there is a solid grey circle. The overall composition is minimalist and modern.

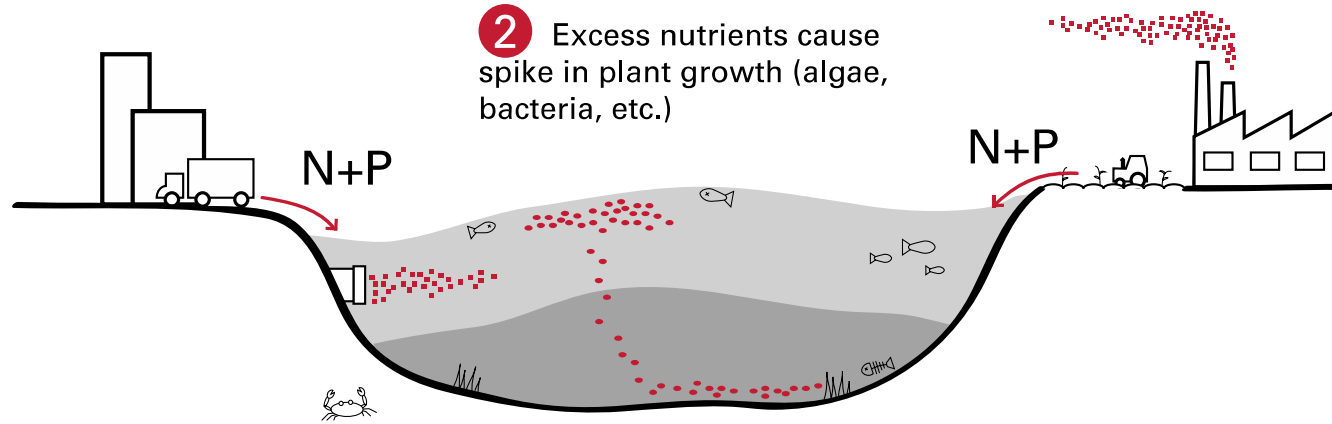
Impact Categories





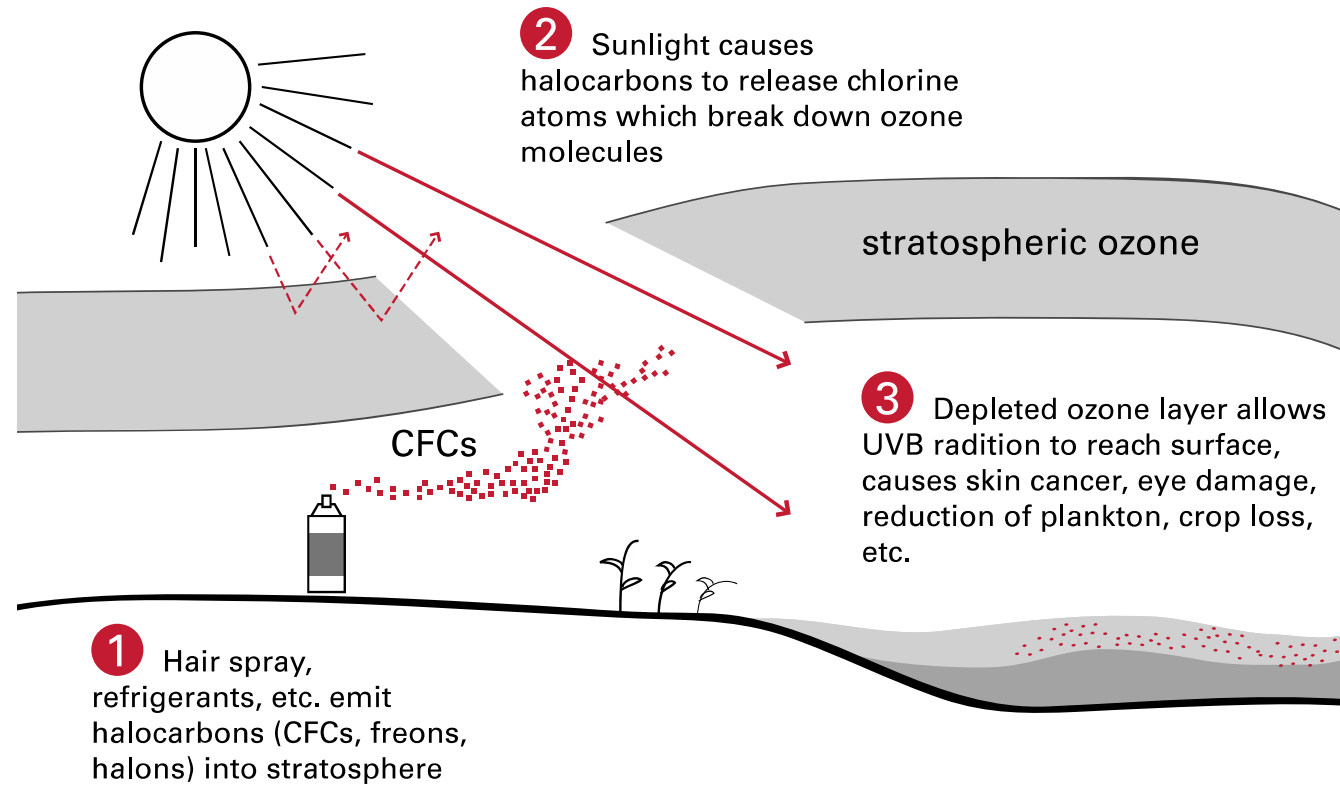


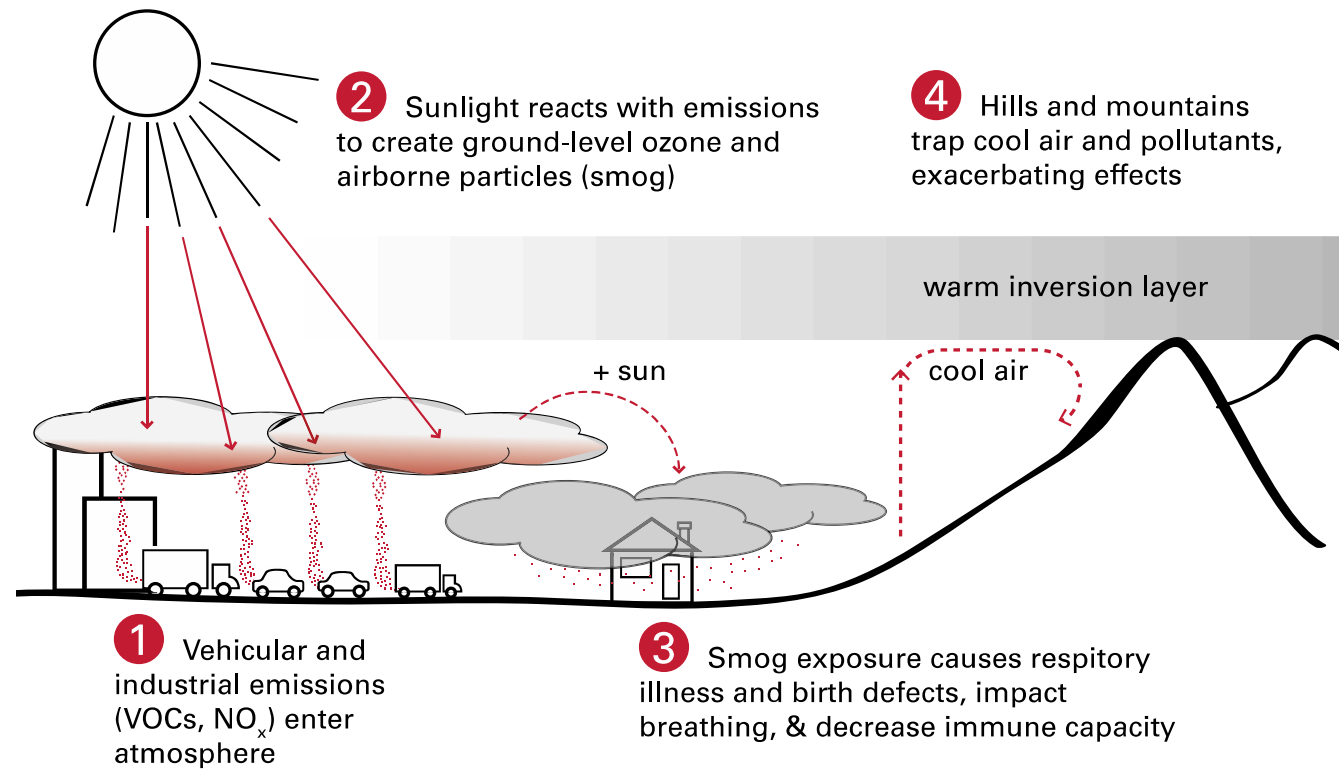
1 Agricultural, urban, and industrial runoff adds excess nutrients (N + P) to water systems



2 Excess nutrients cause spike in plant growth (algae, bacteria, etc.)

3 New plant population consumes all available oxygen, creating dead (hypoxic) zones and causing other species to flee or die







	Type	Example	Unit
Non-Renewable	Energy	Coal combustion for electricity	MJ
	Material	Crude oil as material input to plastic	MJ
Renewable	Energy	Bio-fuel	MJ
	Material	Wood burned in a furnace	MJ



3. LCA Design Workflow



MATERIALS AND RESOURCES CREDIT

Building Life-Cycle Impact Reduction

STEP 1: CALCULATE BUILDING MATERIALS

STEP 2: SELECT APPROPRIATE TOOLS AND DATA SETS FOR LCA ASSESSMENT

STEP 3: CREATE AND MODEL BASELINE BUILDING

STEP 4: SELECT RELEVANT IMPACT MEASUREMENT SYSTEMS

STEP 5: USE LCA TO MAKE DESIGN DECISIONS THAT REDUCE ENVIRONMENTAL IMPACTS

STEP 6: INCORPORATE FINAL LCA RESULTS



MATERIALS AND RESOURCES CREDIT

Building Life-Cycle Impact Reduction

STEP 2: SELECT APPROPRIATE TOOLS AND DATA SETS FOR LCA ASSESSMENT

STEP 3: CREATE AND MODEL BASELINE BUILDING

STEP 1: CALCULATE BUILDING MATERIALS

STEP 5: USE LCA TO MAKE DESIGN DECISIONS THAT REDUCE ENVIRONMENTAL IMPACTS

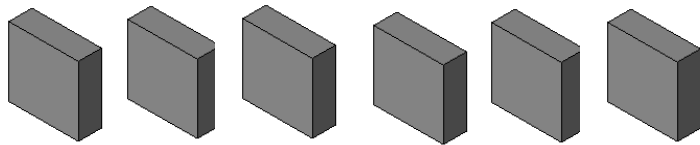
STEP 6: INCORPORATE **ITERATIVE** LCA RESULTS

STEP 4: SELECT RELEVANT IMPACT MEASUREMENT SYSTEMS

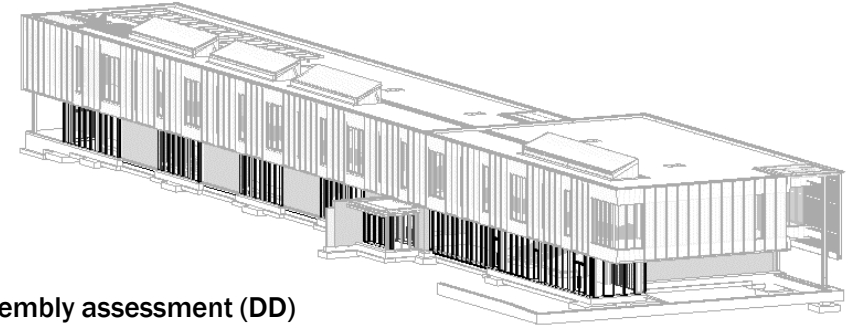


Select Appropriate Scope for Design Phase

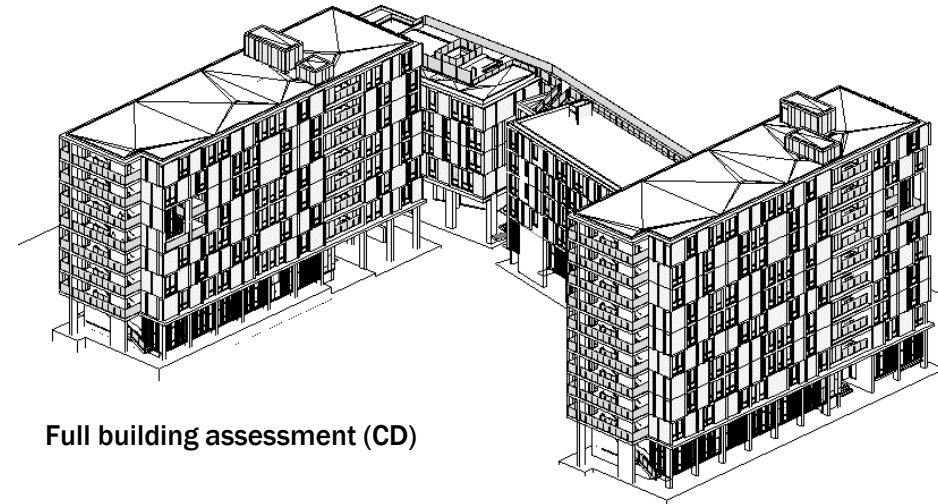
- Single material (product) assessment
- Material or assembly comparison
- Design options
(multiple materials and assemblies)
- Full building assessment



Component assessment (SD)



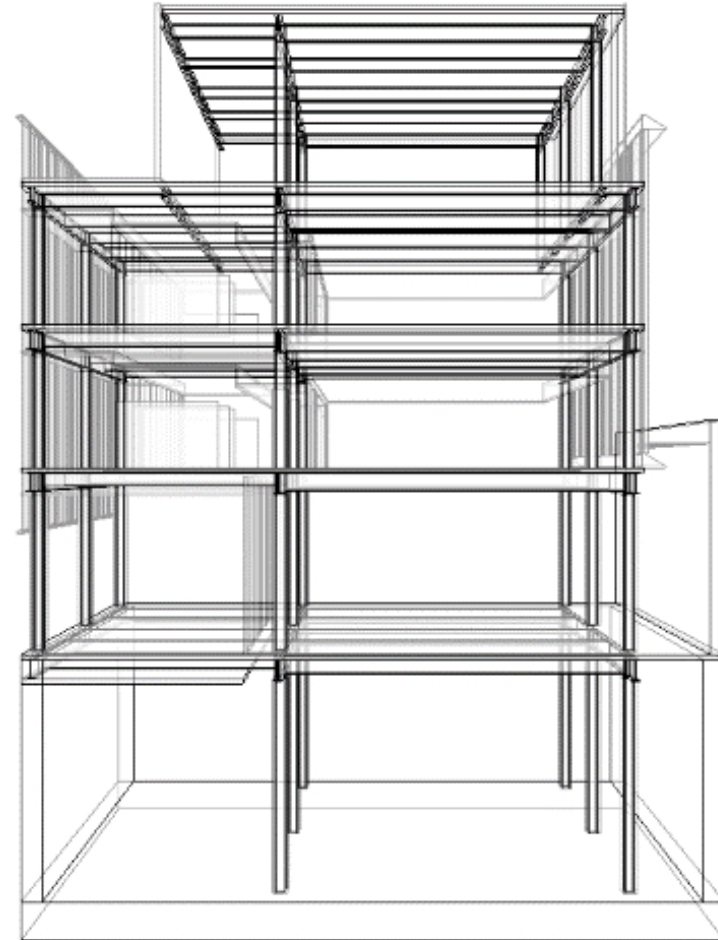
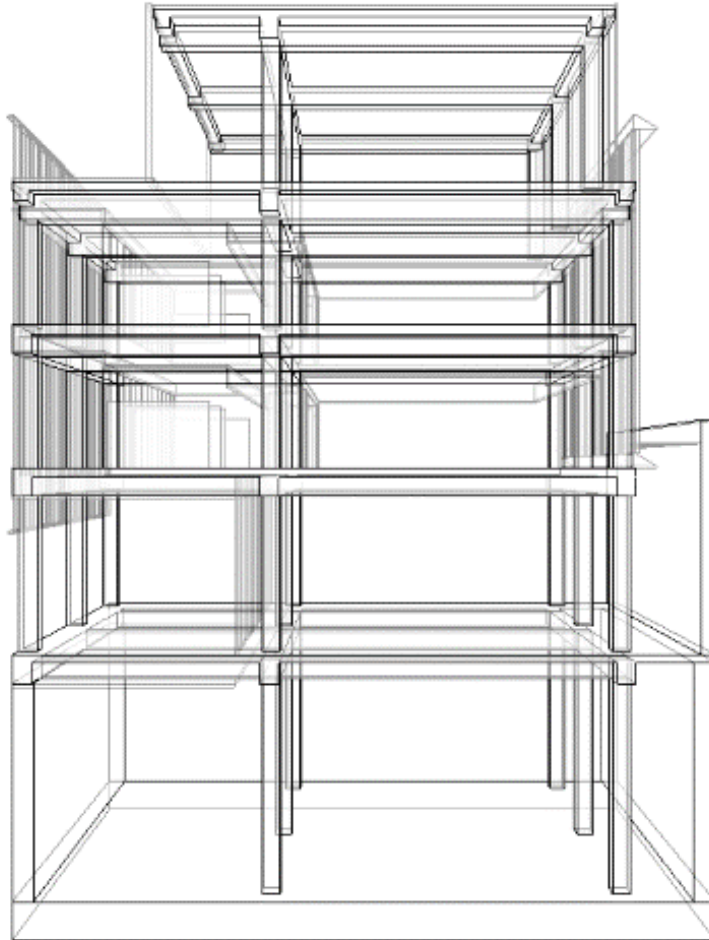
Assembly assessment (DD)



Full building assessment (CD)

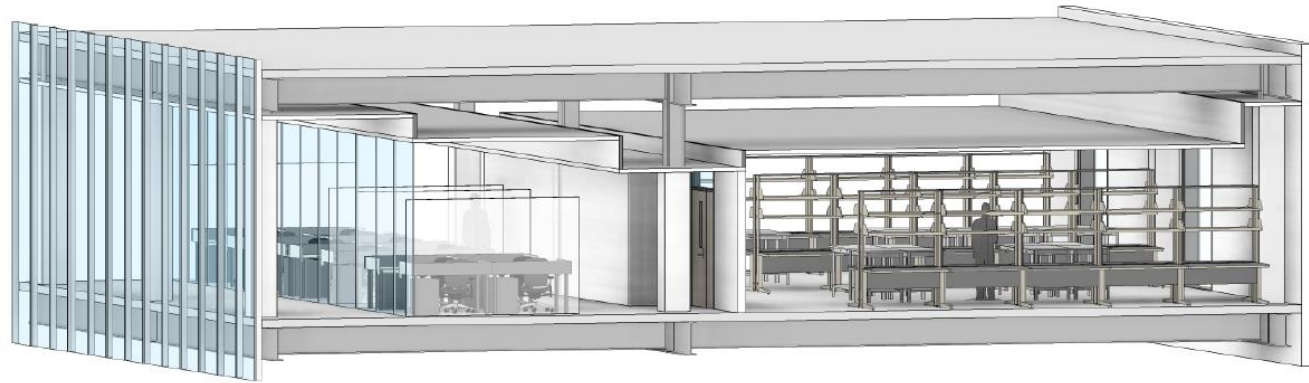


Can we reduce the impact of a building before structural selection?





Schematic Design: Evaluating Concrete vs. Steel in a Lab Bay Study

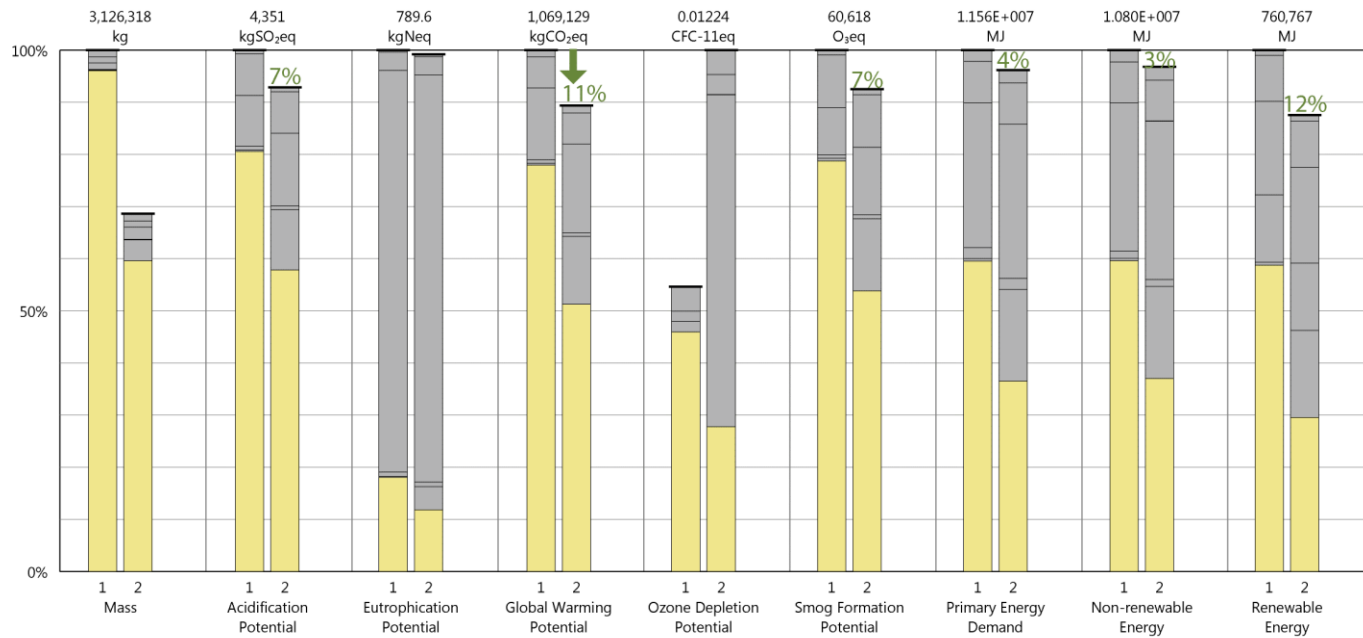


Option 1: Concrete

Option 2: Steel

Concrete with 25% Fly Ash Content

Other Materials



11% reduction in GWP

Annual emissions of ~25 passenger vehicles

Carbon sequestered by 96.4 acres of forest

Even though steel is better, still has a lot of concrete.

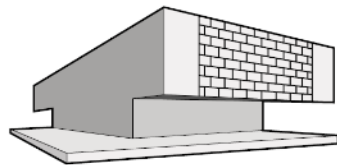
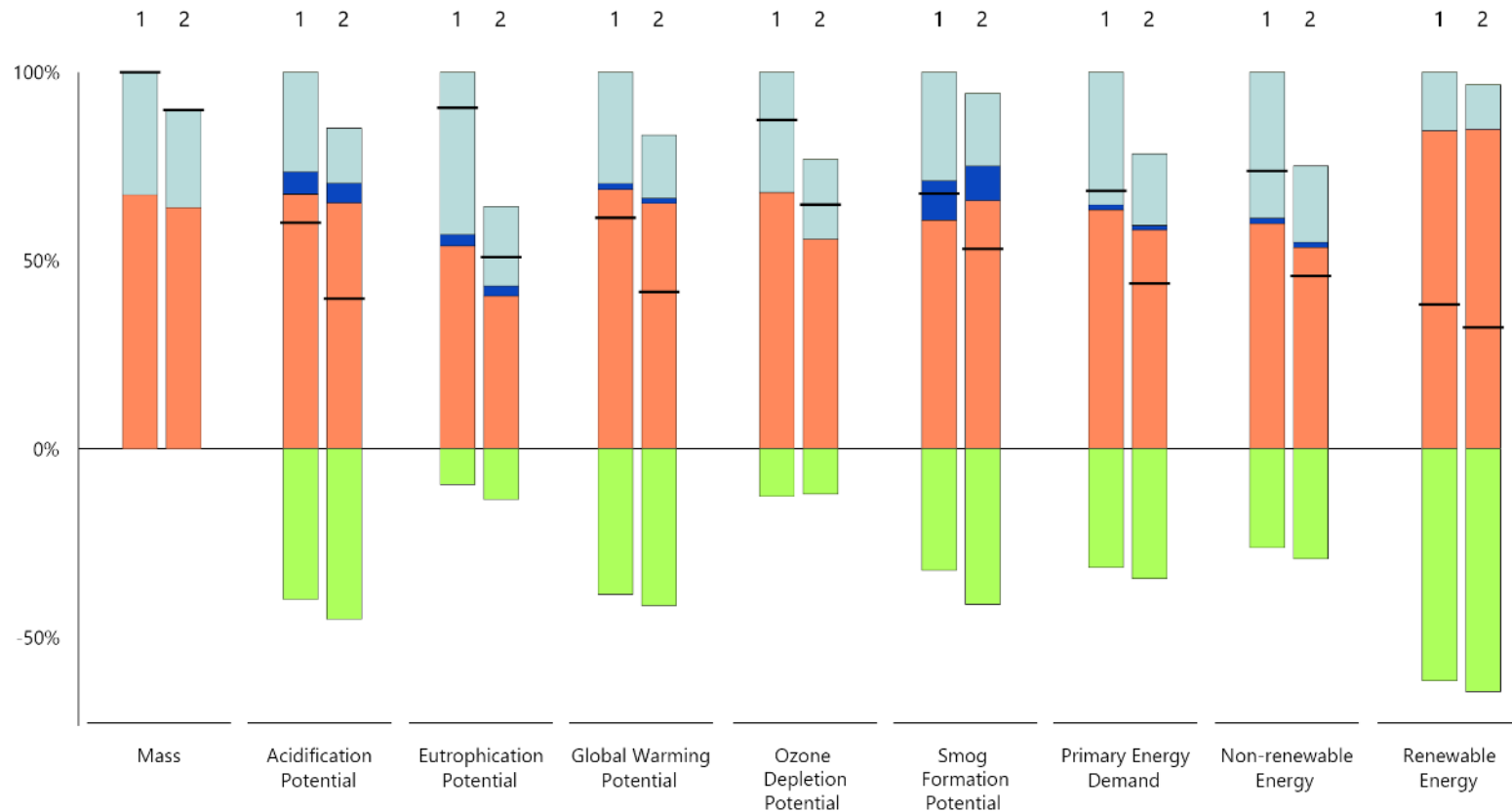


Design Development: Comparing Curtain Wall with Insulated Metal Panel Shingles

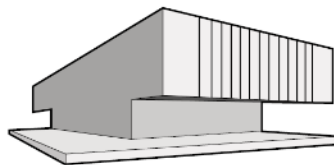




Design Development: Comparing Curtain Wall with Insulated Metal Panel Shingles



Option 1



Option 2

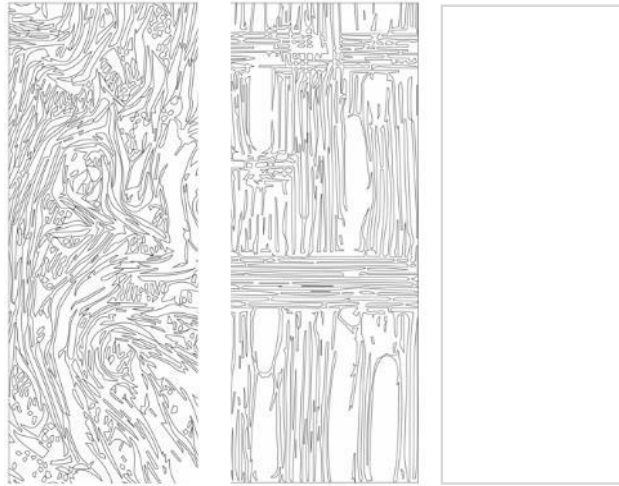
Life Cycle Stages

- Manufacturing
- Transportation
- Maintenance and Replacement
- End of Life
- Net Value (impacts and credits)





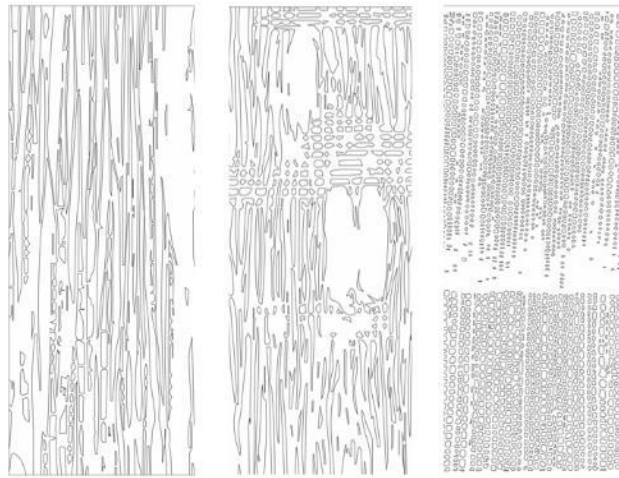
Design Development: Optimizing Material Usage in Panel Patterning



GREAT MAPLE
TANGENTIAL

GREAT MAPLE
RADIAL

SOLID



WILLOW
TANGENTIAL

WILLOW
RADIAL

WILLOW
TRANSVERSAL

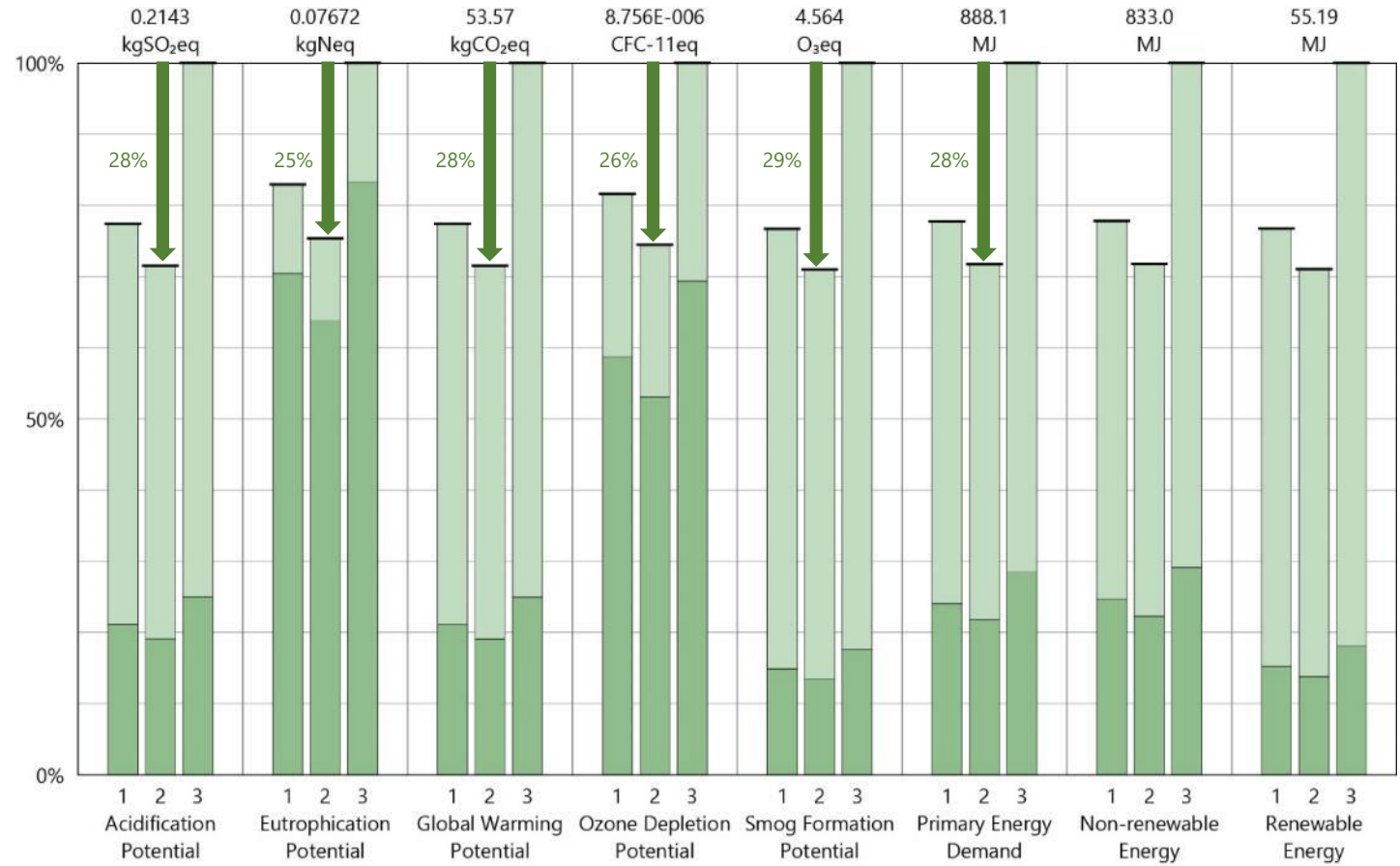
Comparative Results

Design Options

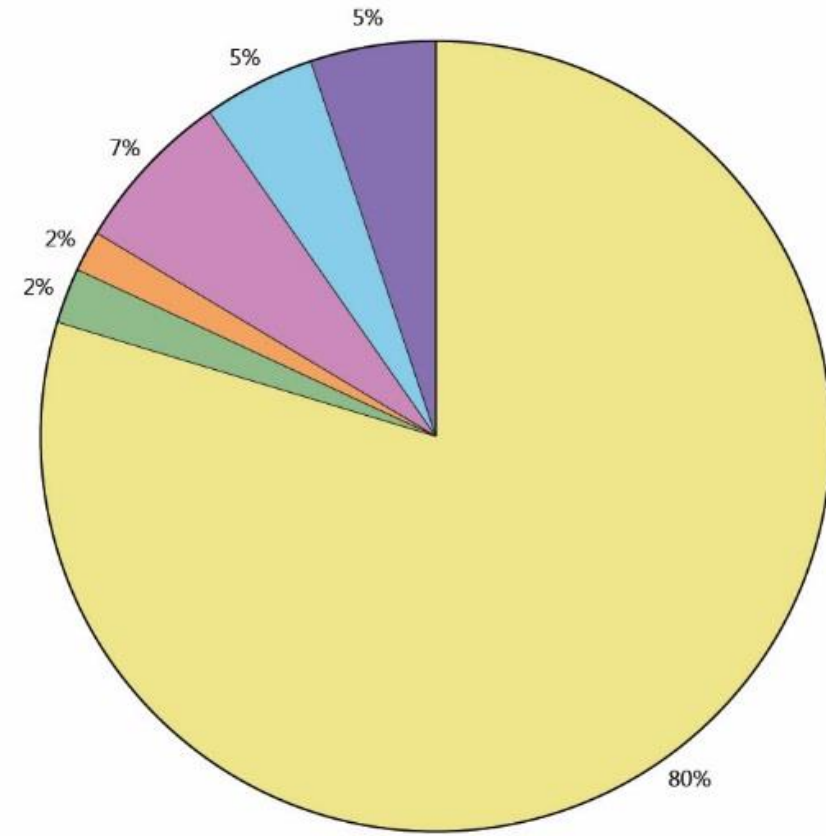
- Option 1 - Maple Radial (primary)
- Option 2 - Willow Tangential
- Option 3 - Solid

Materials

- Fluoropolymer coating, metal stock
- Steel, sheet







CSI Divisions

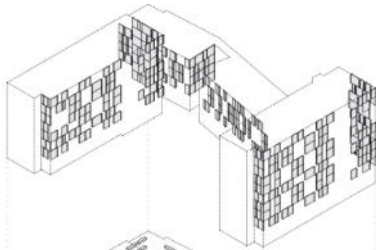
- 03 - Concrete
- 05 - Metals
- 06 - Wood/Plastics/Composites
- 07 - Thermal and Moisture Protection
- 08 - Openings and Glazing
- 09 - Finishes

Global Warming Potential

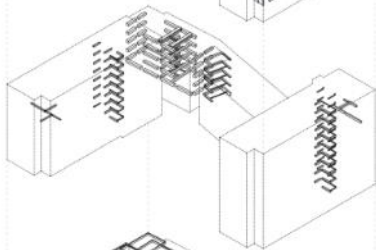


Construction Documentation: Whole Building Assessment of Fly Ash Content in Concrete

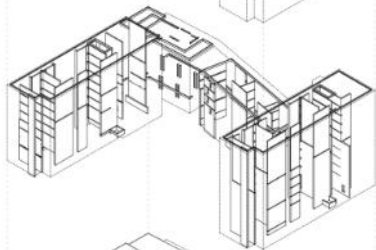
Rainscreen Panels



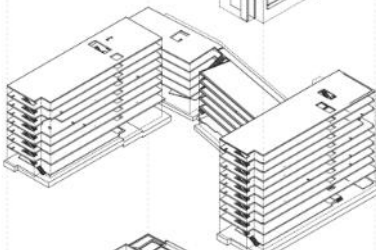
Beams



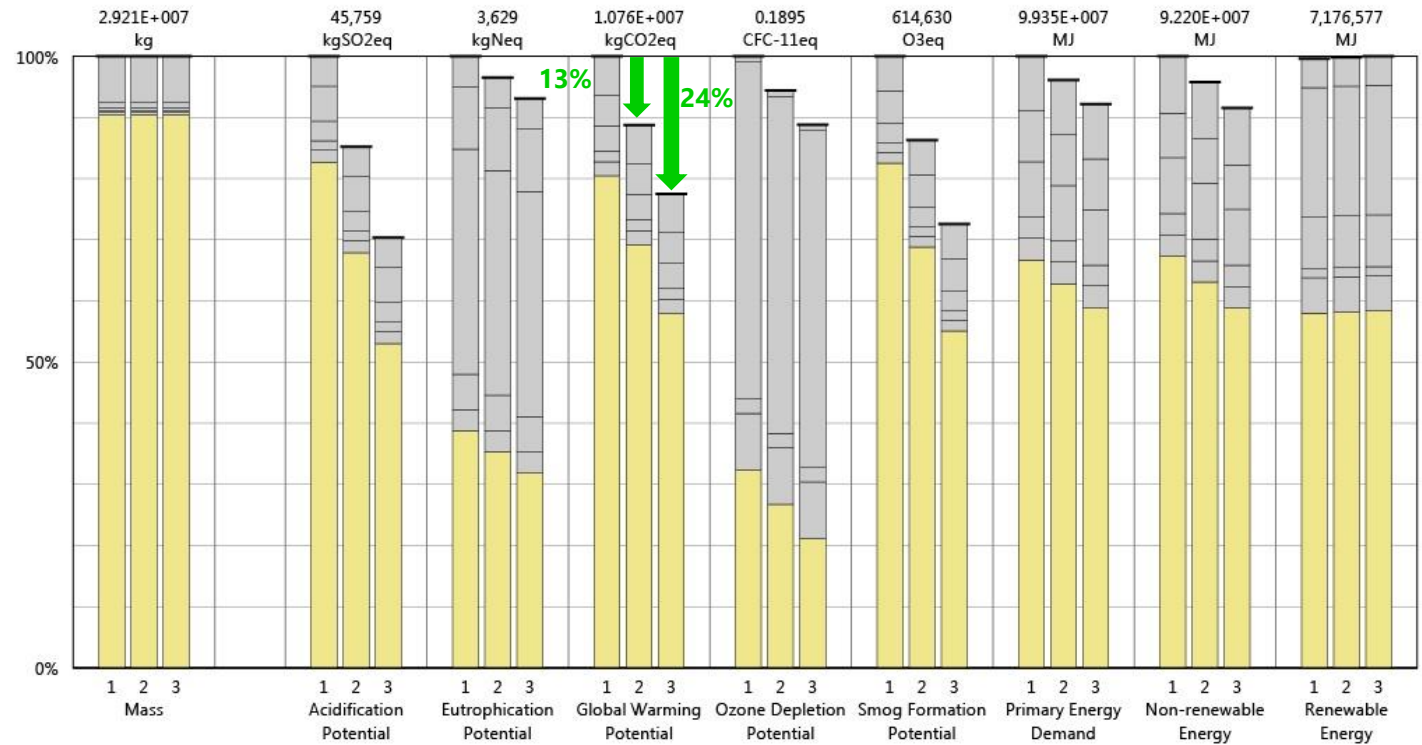
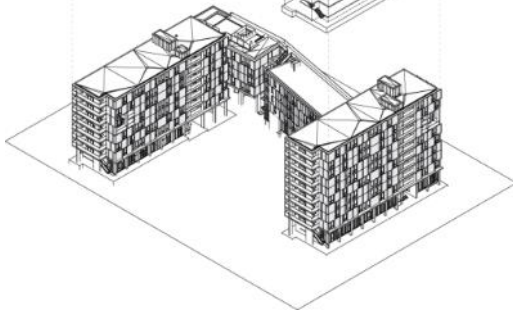
Walls



Floors & Stairs



Whole Building



Results per CSI Division

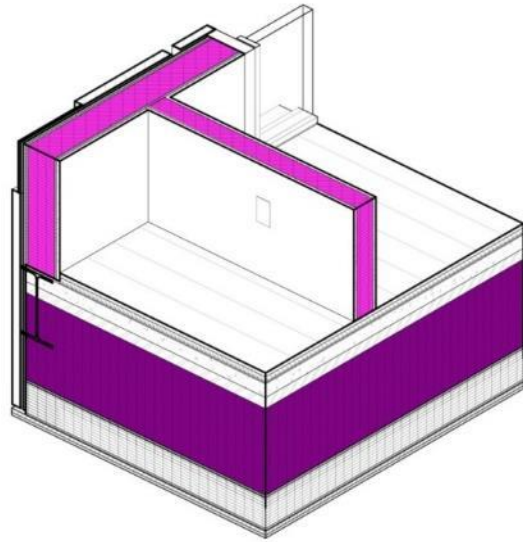
Design Options

- Option 1 - Concrete, 00% Fly Ash
- Option 2 - Concrete, 25% Fly Ash
- Option 3 - Concrete, 50% Fly Ash

CSI Divisions

- 03 - Concrete
- 05 - Metals
- 06 - Wood/Plastics/Composites
- 07 - Thermal and Moisture Protection
- 08 - Openings and Glazing
- 09 - Finishes





Option 1 - As Designed

07 - Thermal and Moisture Protection

- Cellulose insulation, blown
- Cellulose insulation, board
- Closed cell, polyurethane foam
- Mineral wool, board, generic
- Open cell, polyurethane foam
- Polyisocyanurate (PIR), board
- Polyethelene sheet vapor barrier
- PVC roofing membrane, sheet

Option 2 - As Built

07 - Thermal and Moisture Protection

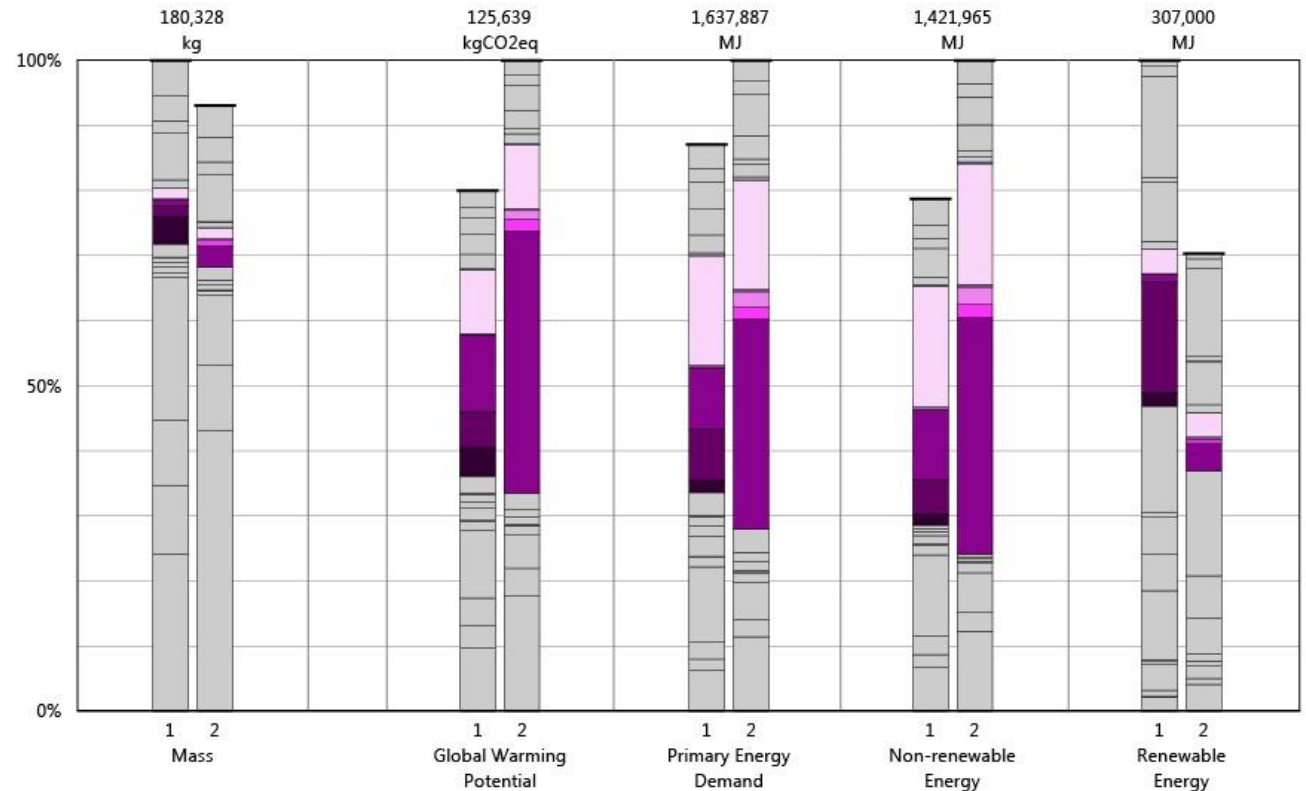
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Changes between project phases

How do changes made during construction affect building performance and embodied impacts?

What are the trade offs between material choices (embodied impacts, cost, performance, constructability)?

Results per CSI Division, itemized by material





START EARLY

Conduct continuous and iterative assessments at every stage of the design and construction process.

KEEP A RECORD

Keep all your output reports and track performance over the entire design process to demonstrate and document your baseline performance and track the achievement of the requisite reductions for the LEED reviewers.

EXPERIMENT EARLY AND OFTEN

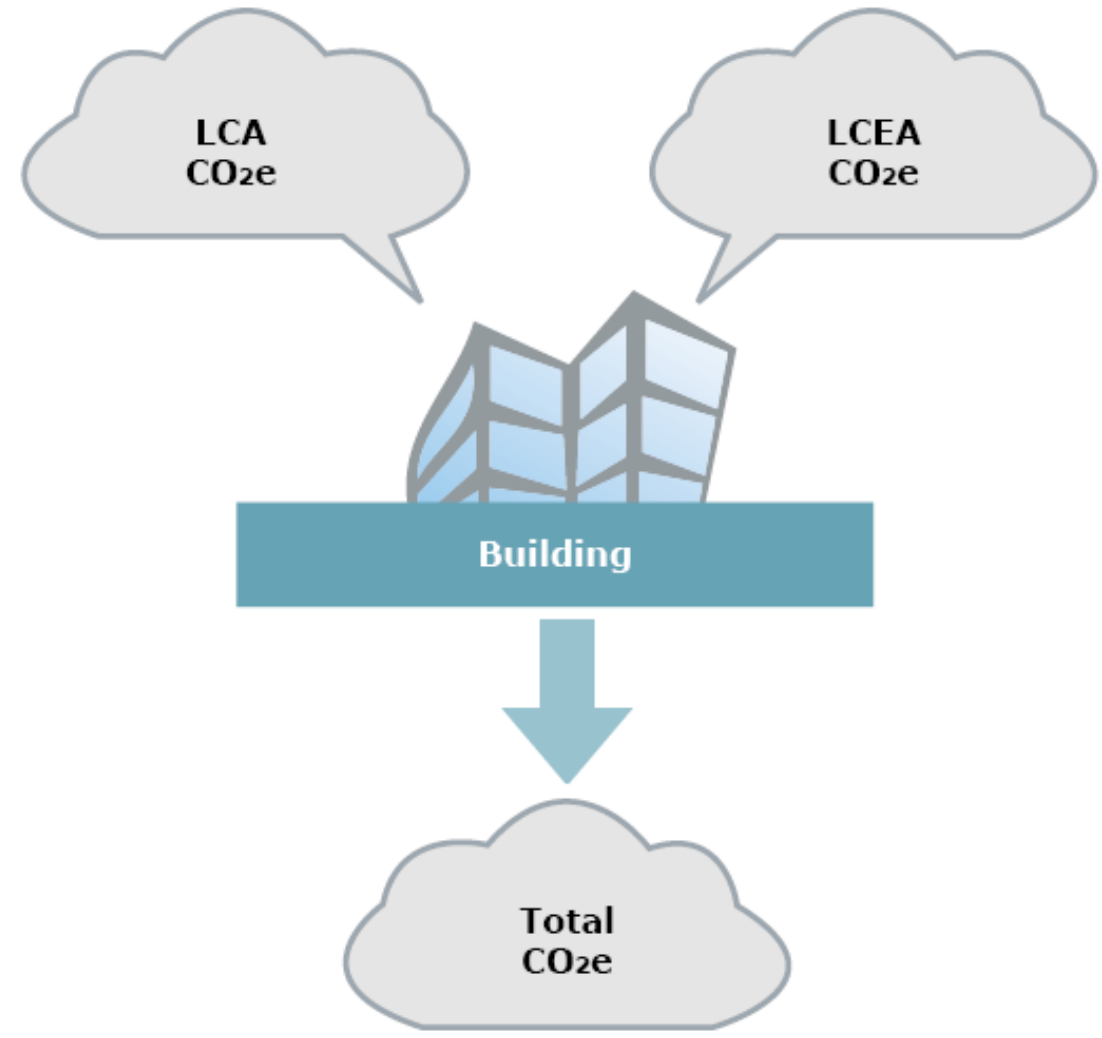
Using the smallest appropriate functional unit, test different materials and design options to determine the potential for impact reduction through material substitutions, design options and modifications before integrating the new design into the whole building model.

INCLUDE THE WHOLE TEAM

Effectively using the data generated by LCA requires the entire design team, from the client, to the architect, to the construction manager. Just because a design team proposes a better performing material doesn't mean it's feasible. Involving the whole design team in the LCA process ensures everyone understands the information and the implications of selecting particular materials.



**4. Impact Through
Intuition:
RMI Case Study**





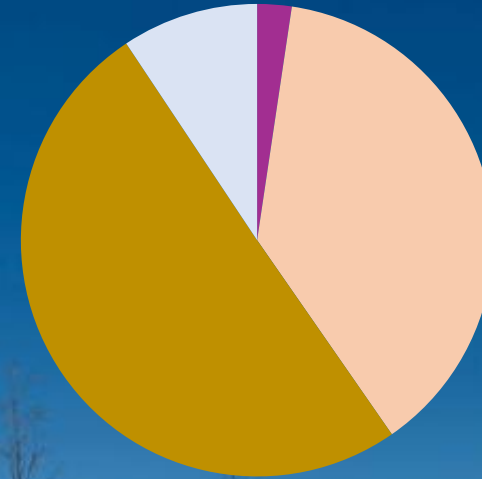
1,132 MT CO₂ eq.

Maintenance and Replacement

End of Life

Transportation

Manufacturing

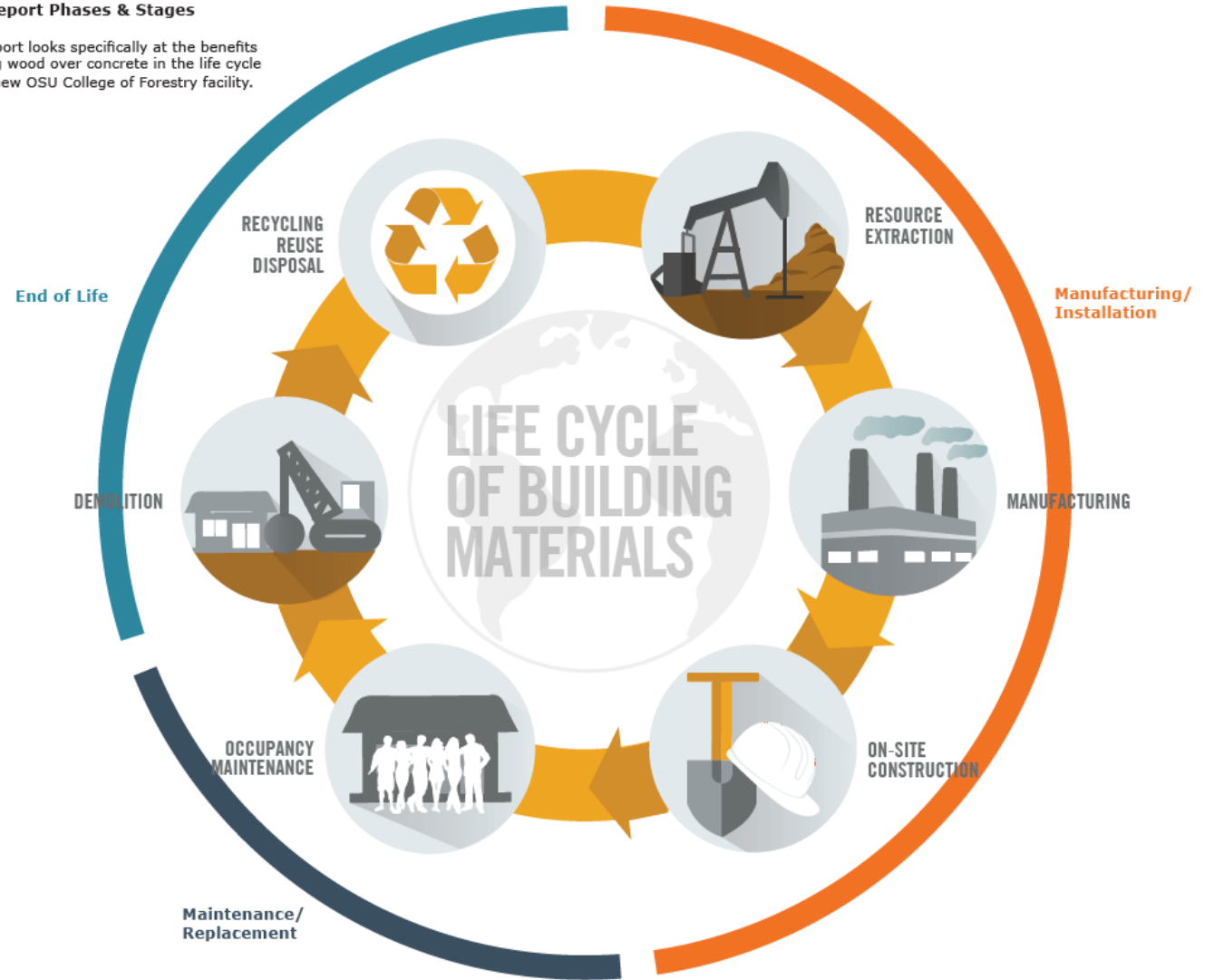




1. Transportation
2. Manufacturing
3. Maintenance and Replacement
4. End of Life

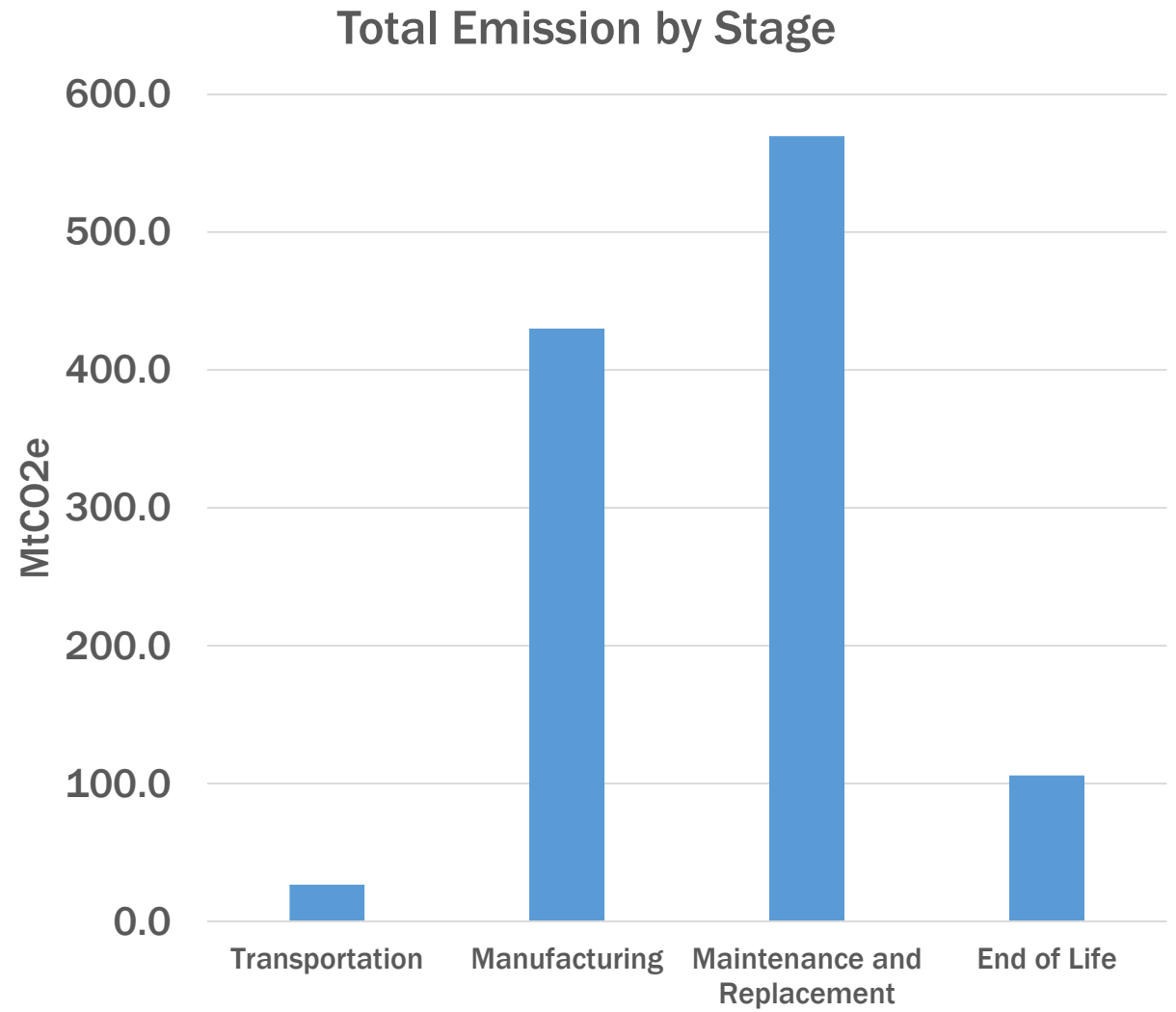
LCA Report Phases & Stages

This report looks specifically at the benefits of using wood over concrete in the life cycle of the new OSU College of Forestry facility.





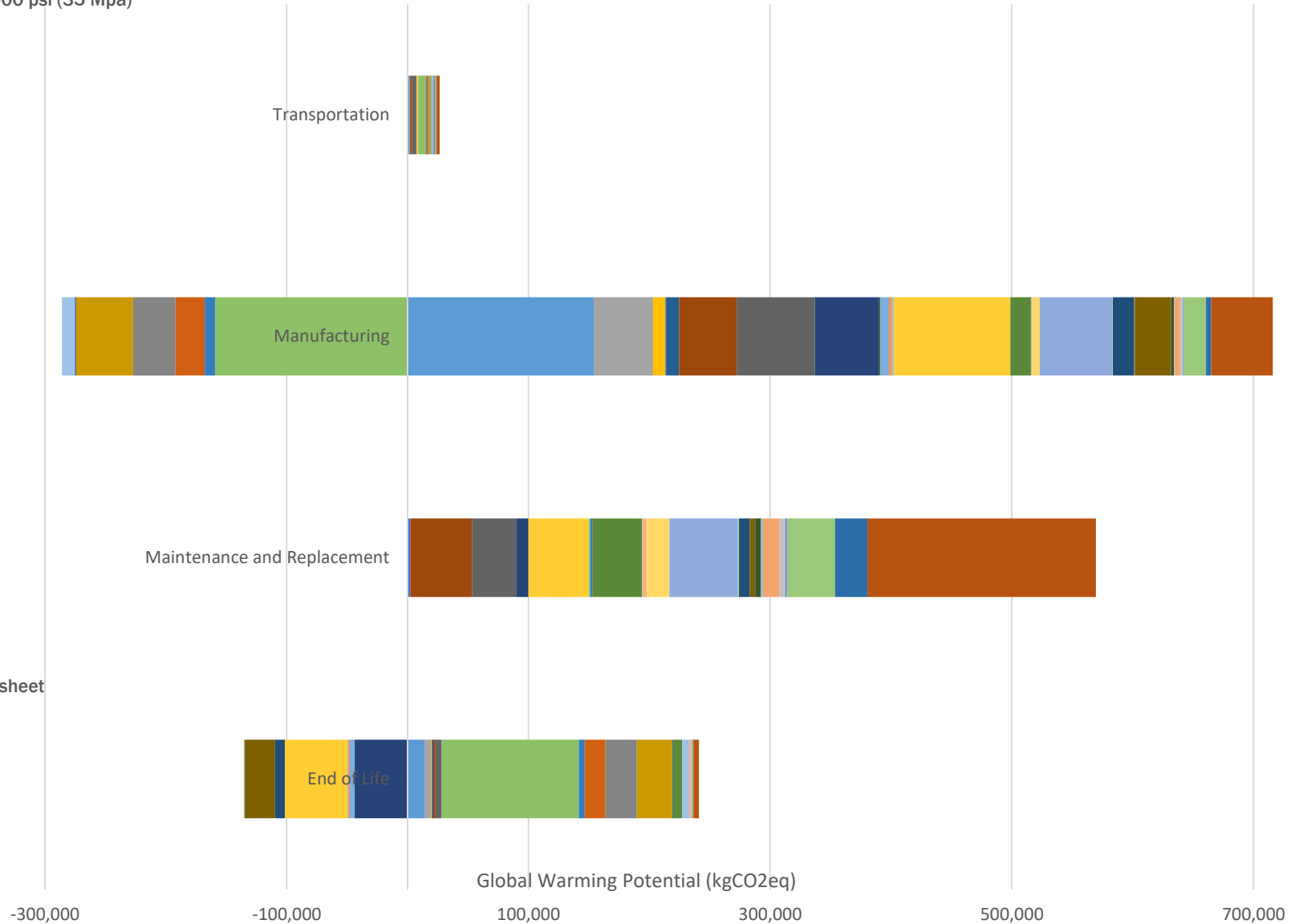
- 1. Transportation
- 2. Manufacturing
- 3. Maintenance and Replacement
- 4. End of Life



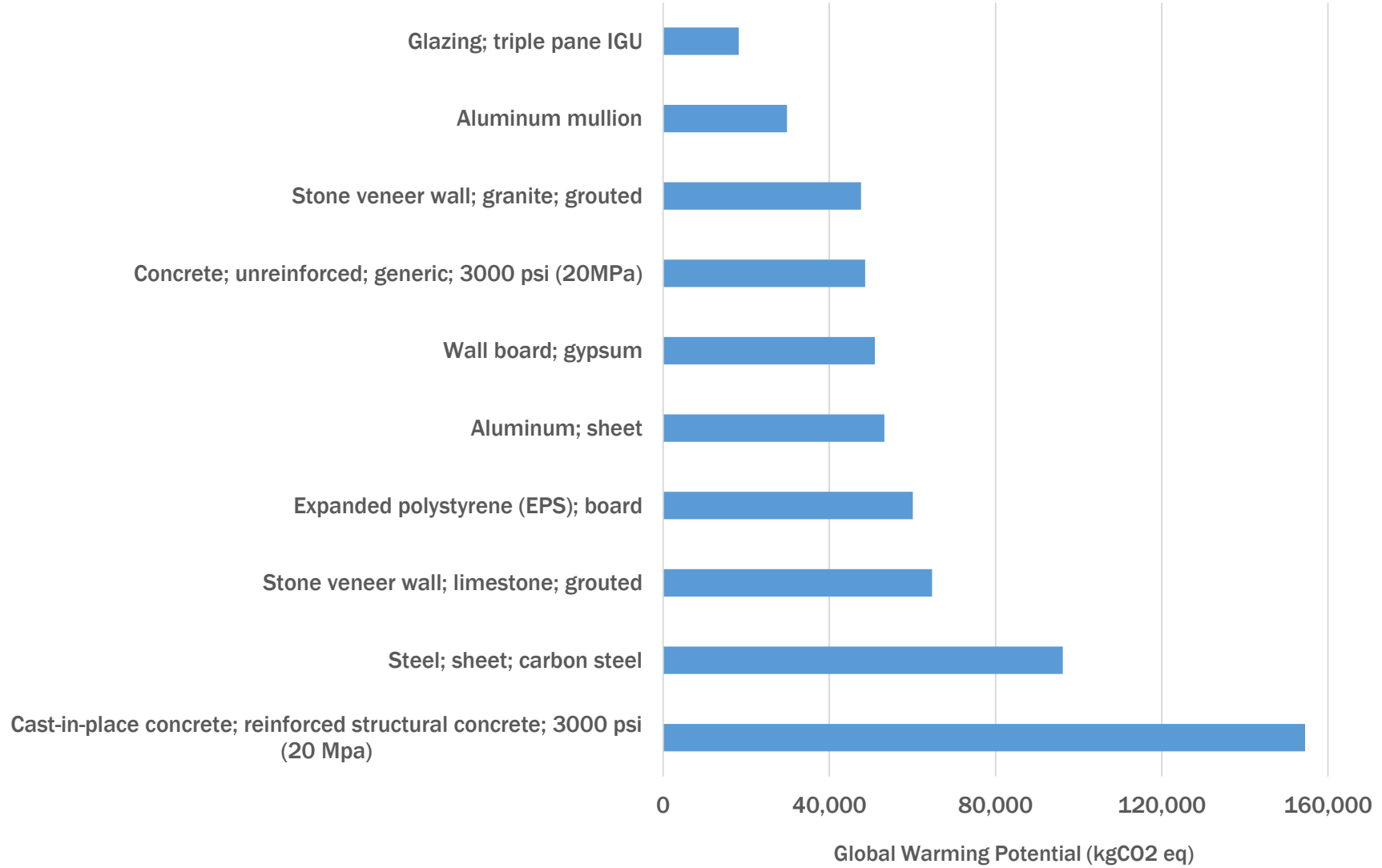


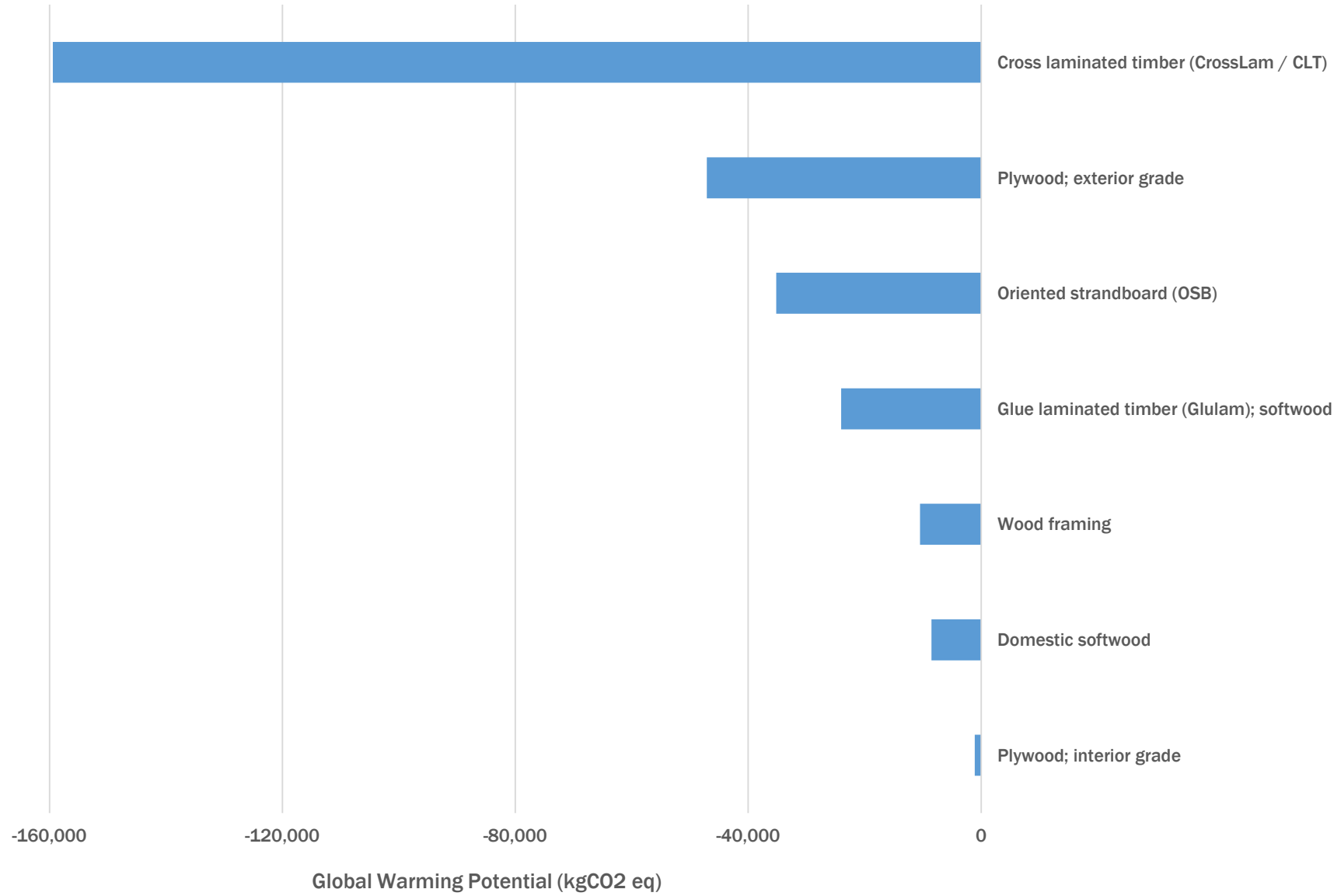
RMI Whole Building Breakdown

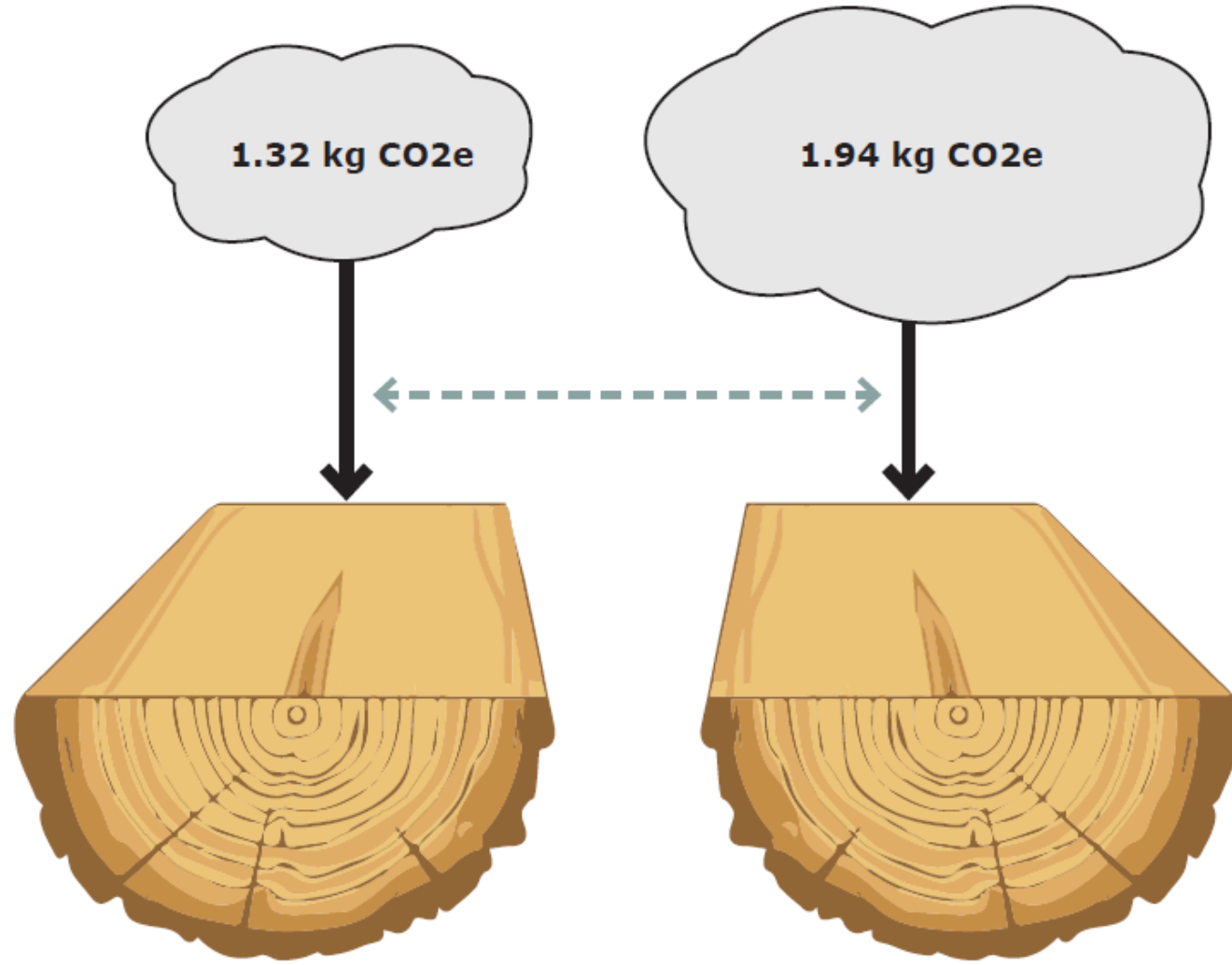
- Cast-in-place concrete; reinforced structural concrete; 3000 psi (20 Mpa)
- Cast-in-place concrete; reinforced structural concrete; 5000 psi (35 Mpa)
- Concrete; unreinforced; generic; 3000 psi (20MPa)
- Glass fiber reinforced concrete; no steel
- Precast concrete paver
- Precast concrete structural panel
- Reinforced concrete footing
- Stone veneer wall; granite; grouted
- Stone veneer wall; limestone; grouted
- Aluminum; extrusion
- Aluminum; sheet
- Steel; channel
- Steel; C-stud metal framing
- Steel; hollow structural section
- Steel; round tubing
- Steel; sheet; carbon steel
- Steel; wide flange shape
- Cross laminated timber (CrossLam / CLT)
- Domestic softwood
- Glue laminated timber (Glulam); softwood
- Oriented strandboard (OSB)
- Plywood; exterior grade
- Plywood; interior grade
- Structural insulated panel
- Wood framing
- Wood framing with insulation
- EPDM sheet; waterproofing
- EPDM; roofing membrane
- Expanded polystyrene (EPS); board
- Flashspun HDPE vapor retarder
- Metal roofing panels; formed
- Polyethelene sheet vapor barrier (HDPE)
- Self-adhering sheet waterproofing; modified bituminous sheet
- Aluminum mullion
- Door frame; wood
- Door; exterior; aluminum
- Door; exterior; wood; solid core
- Door; fire-rated; wood; flush
- Door; interior; wood; MDF core; flush
- Door; interior; wood; structural composite core; flush
- Glazing; monolithic sheet
- Glazing; triple pane IGU
- Carpet; nylon; generic
- Wall board; gypsum



Manufacturing

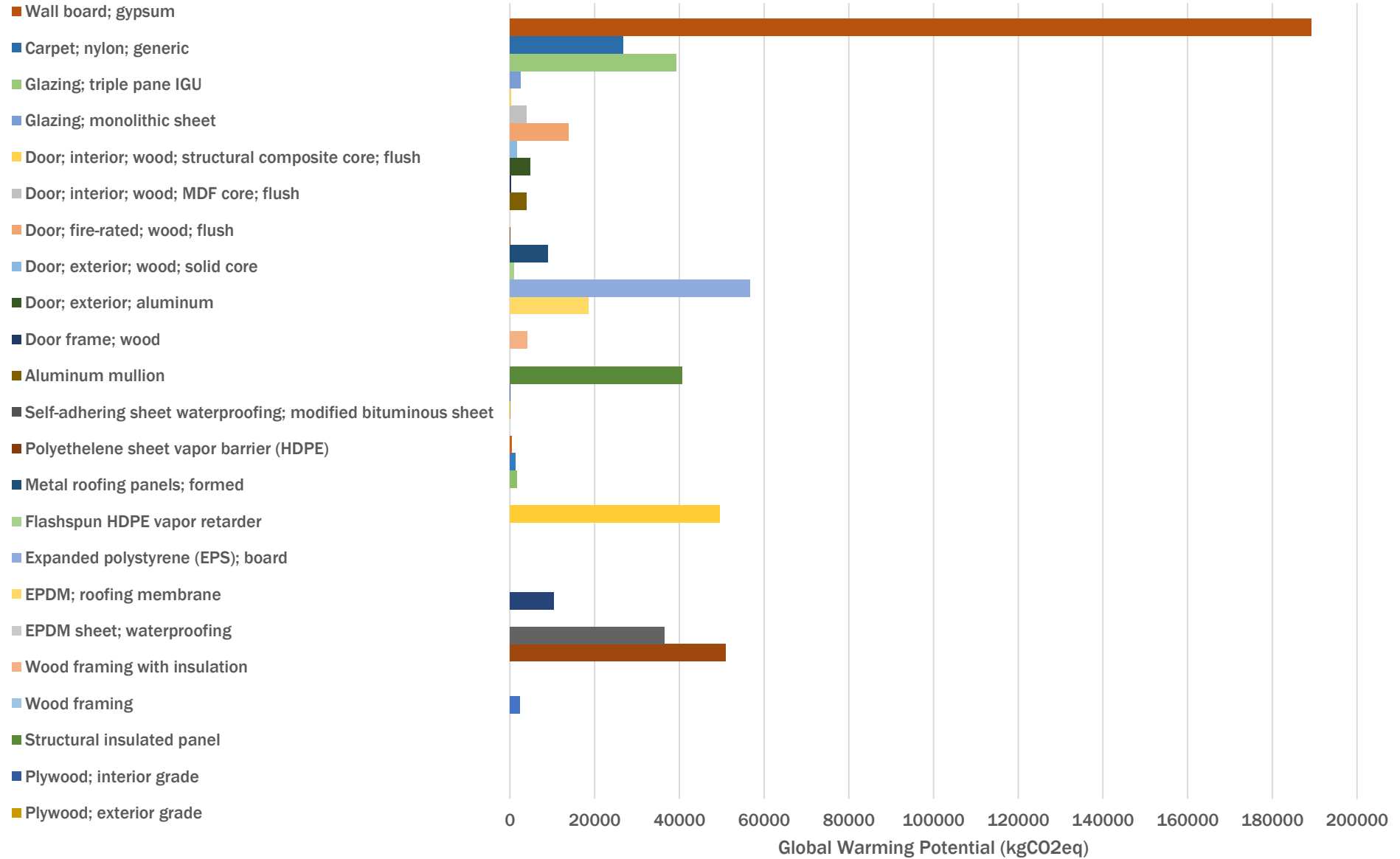




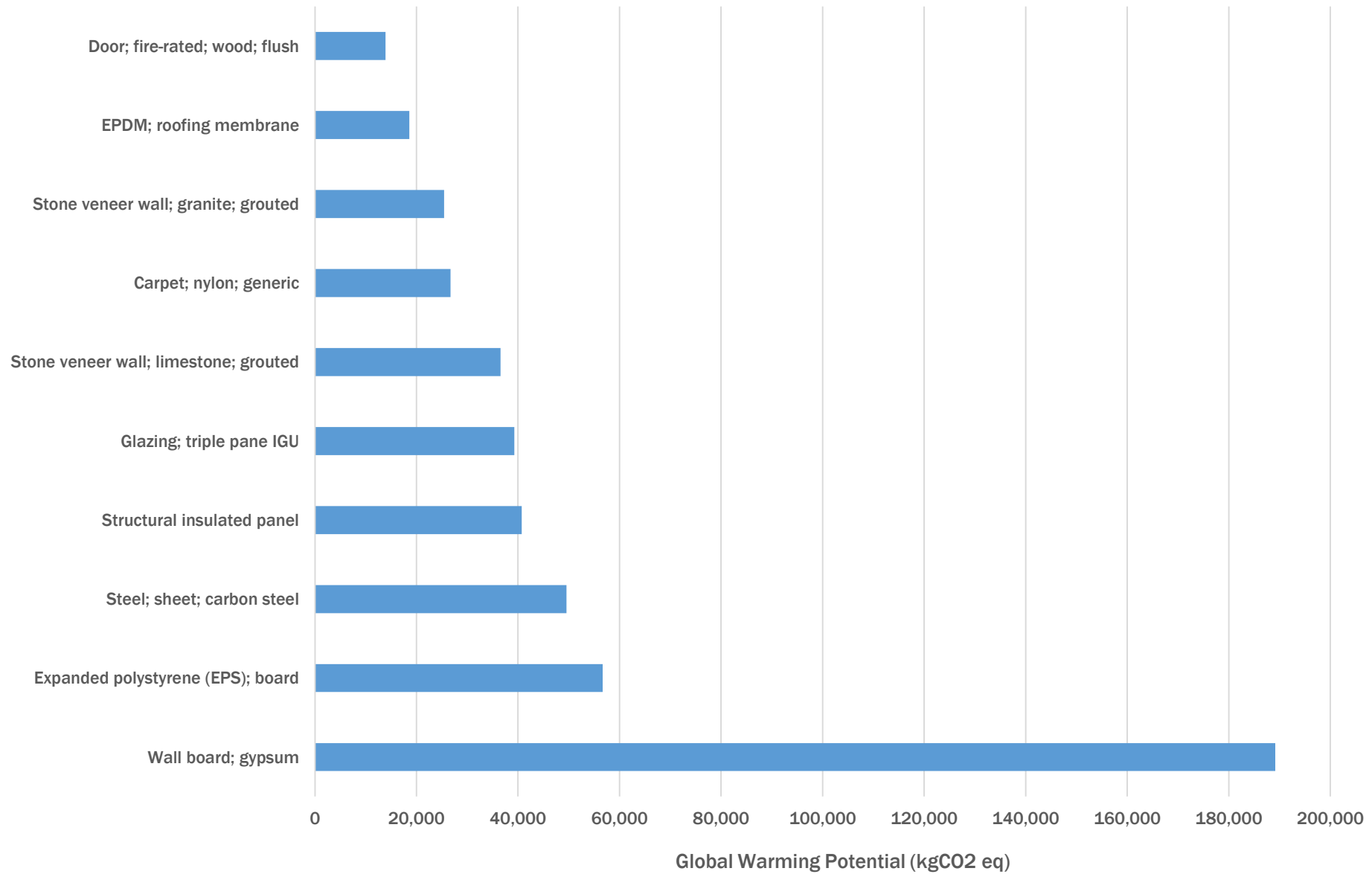




RMI Stage Assessment: Maintenance and Replacement

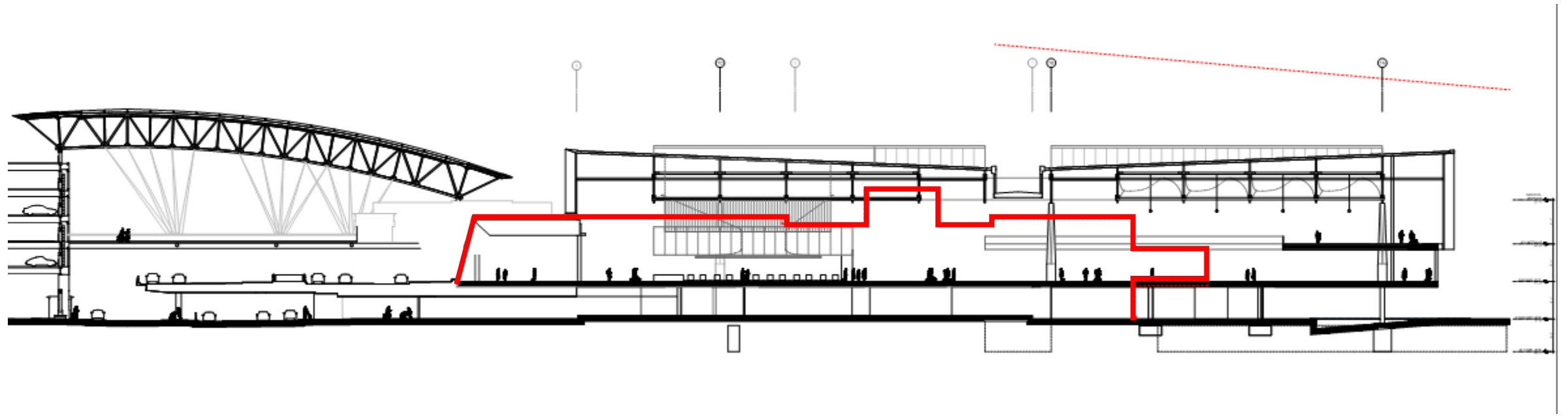


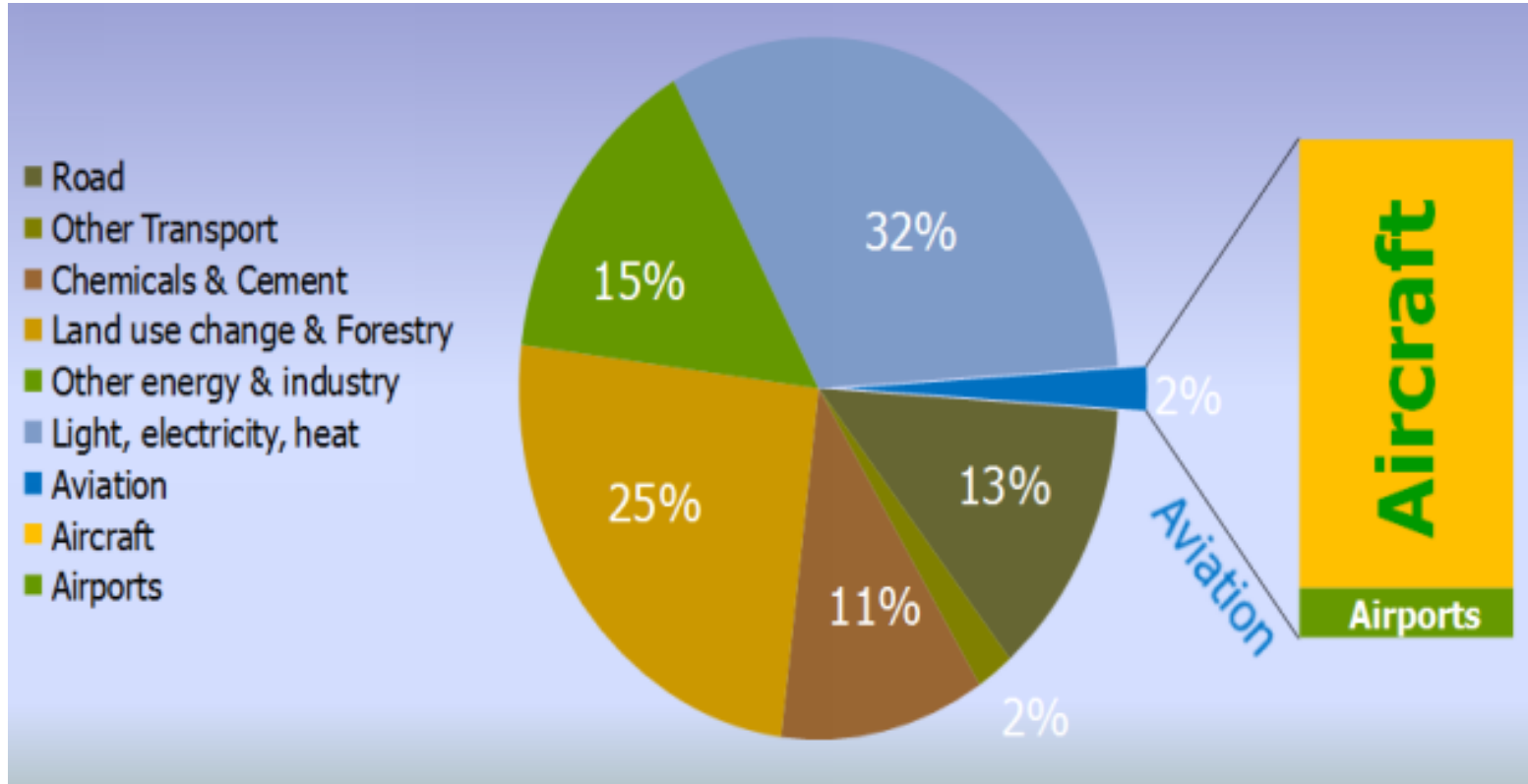
☰ RMI Top Ten: Manufacturing and Installation

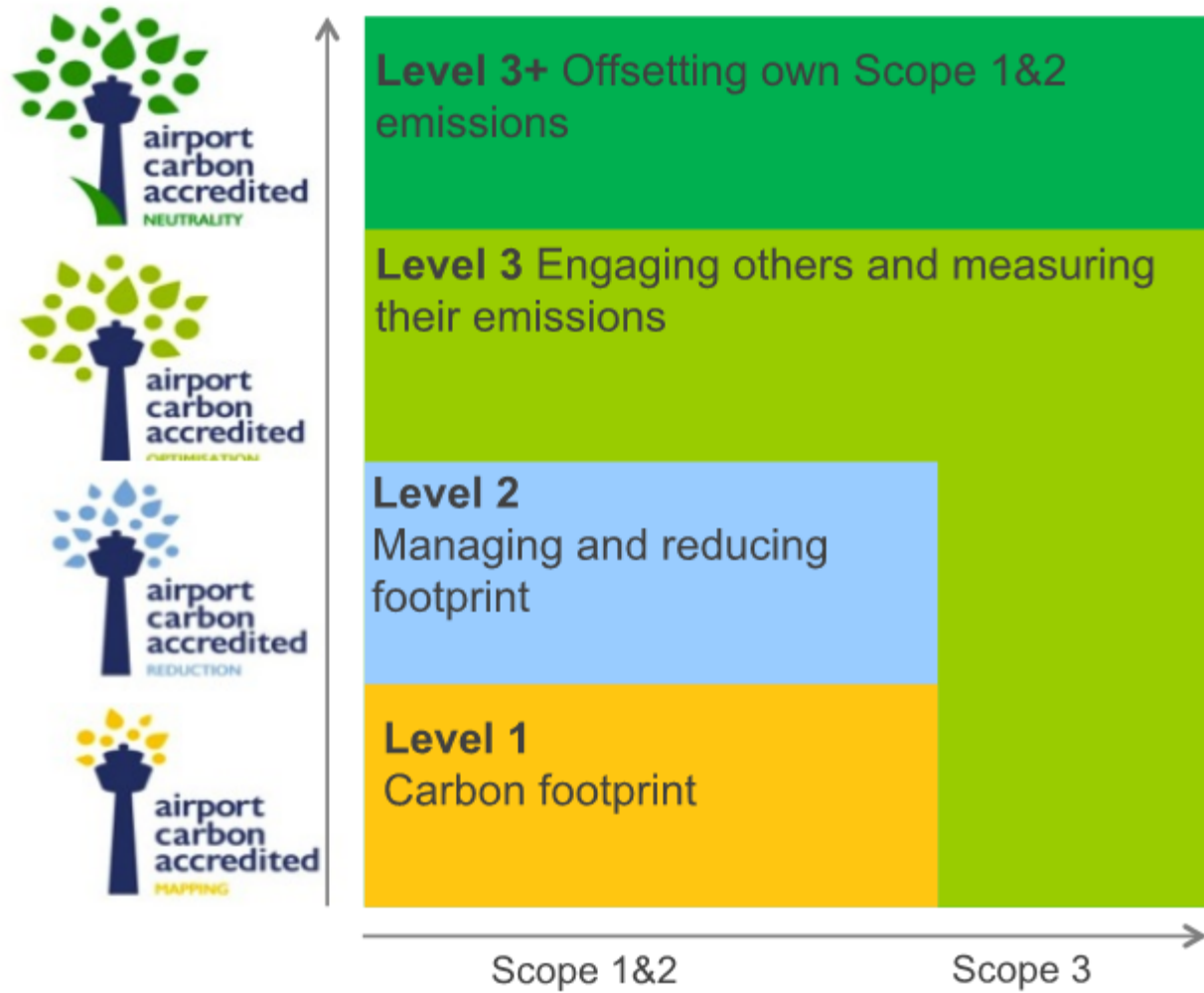


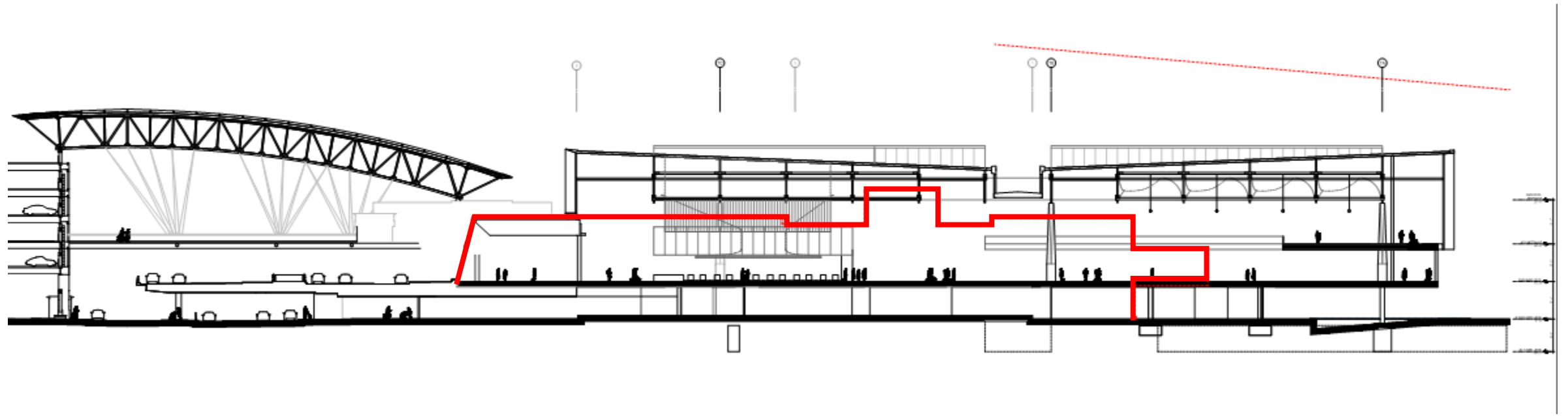


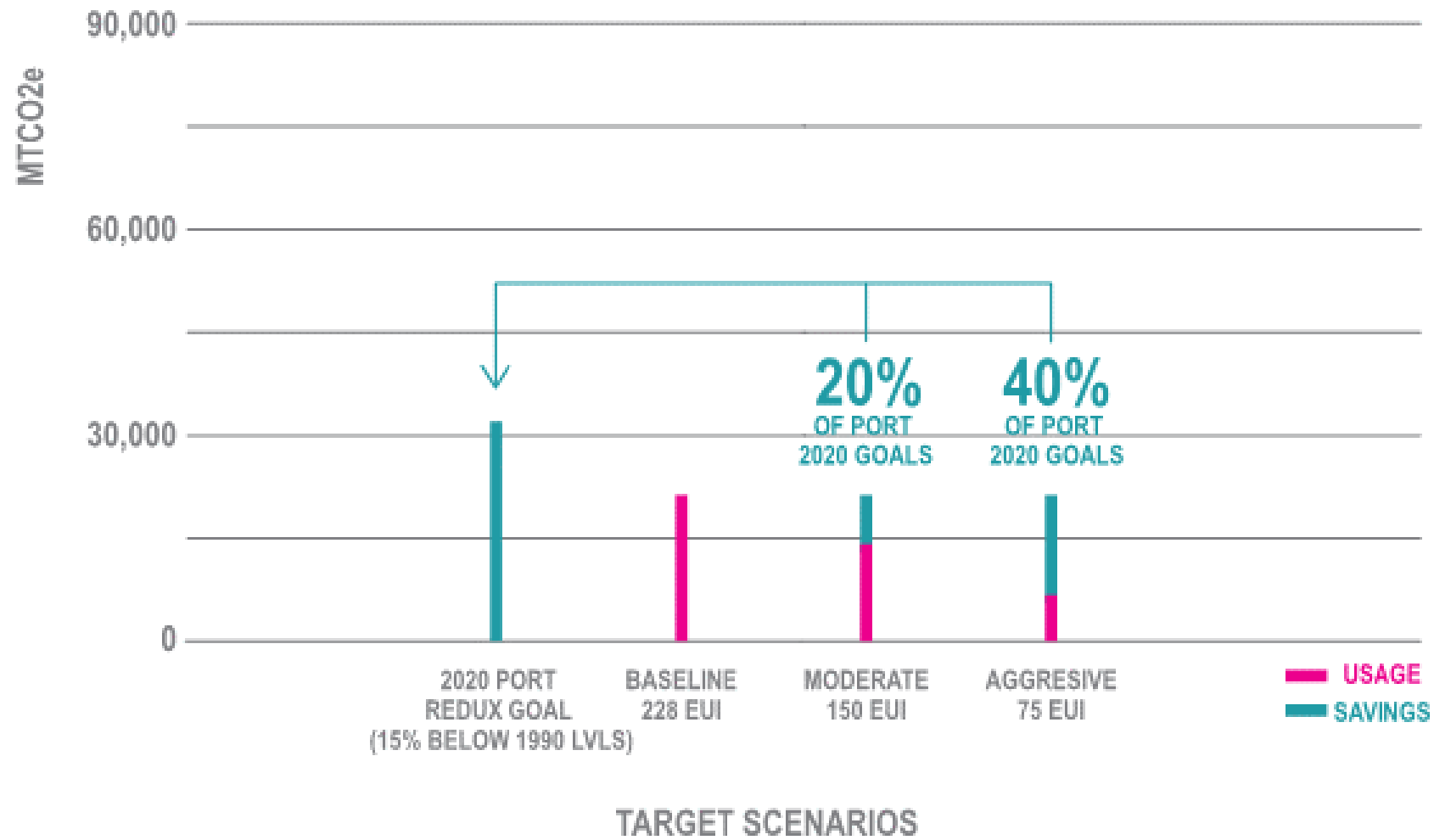
**5. LCA at PDX:
Airport TCORE
Case Study**

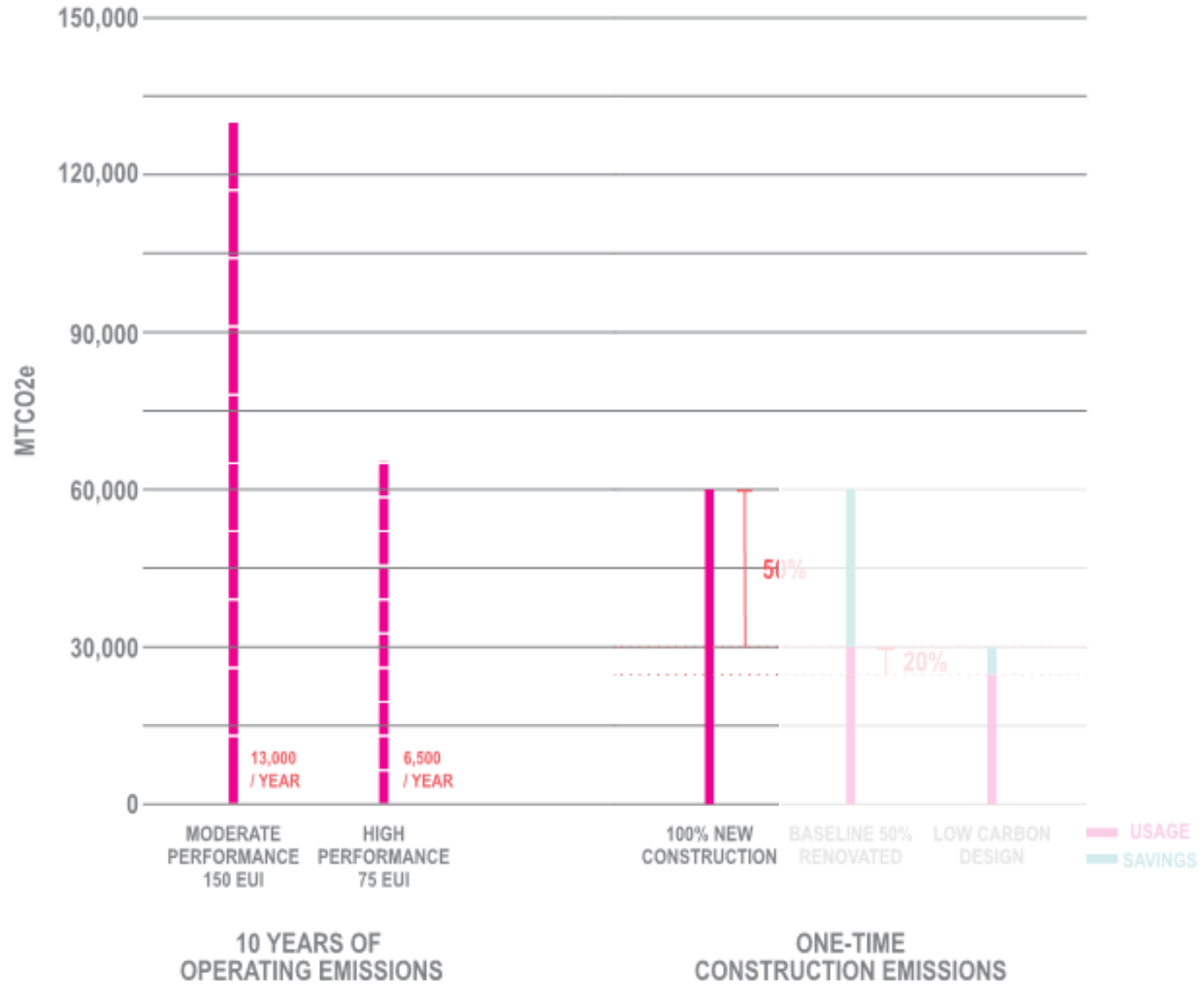


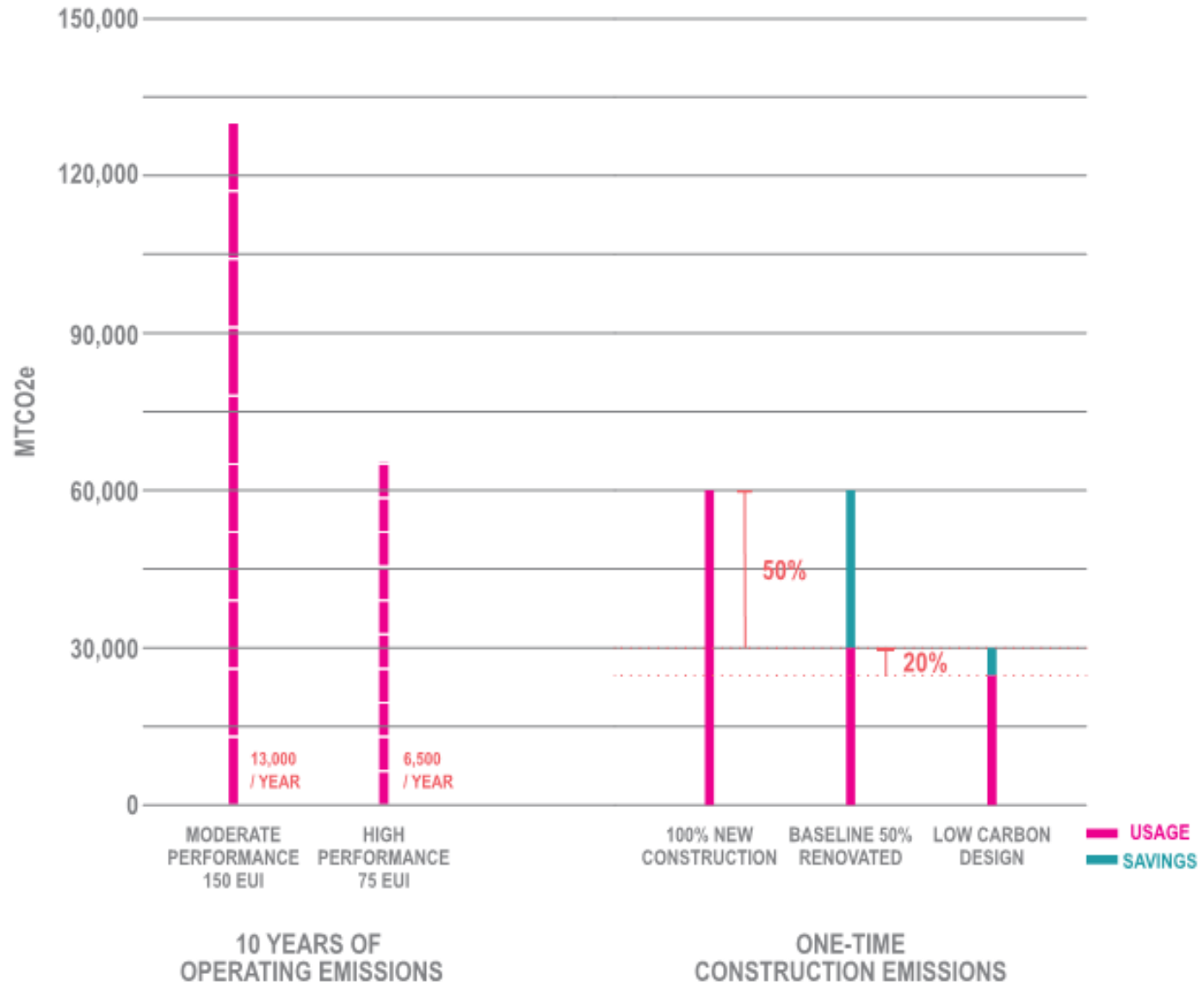






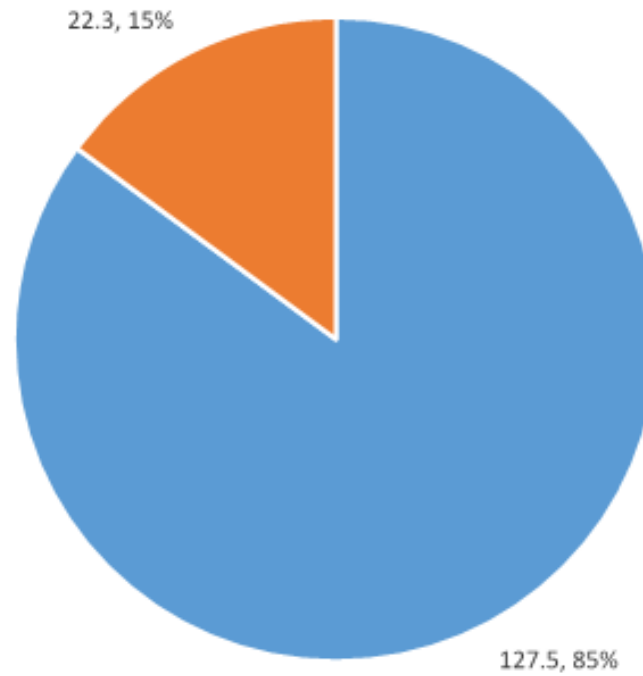






CARBON PROJECT EMBODIED CARBON

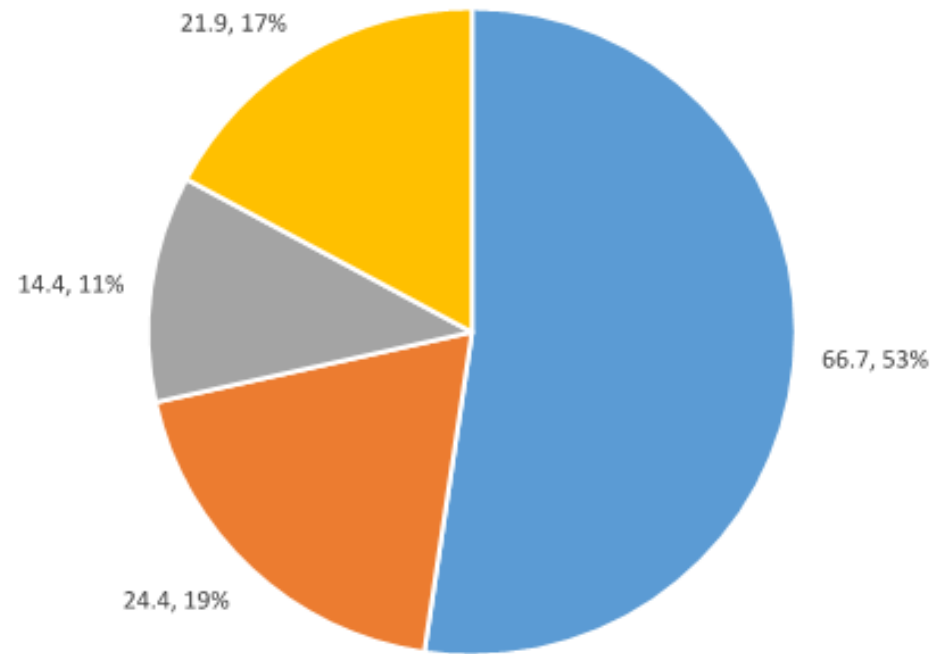
(kg CO₂eq x 10⁵)



■ STRUCTURAL ■ NON-STRUCTURAL
(does not include interior partitions)

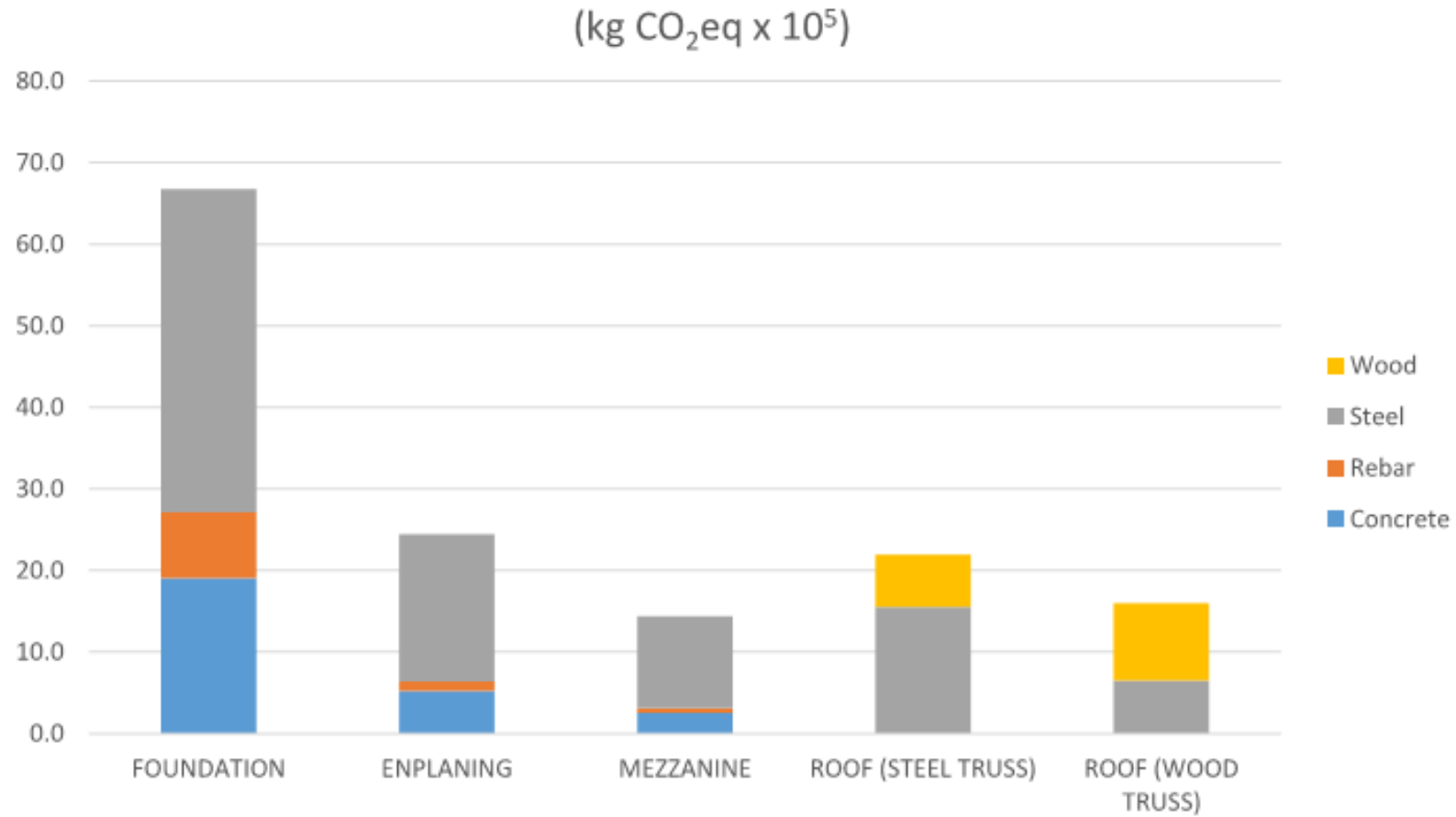
CARBON STRUCTURE EMBODIED CARBON

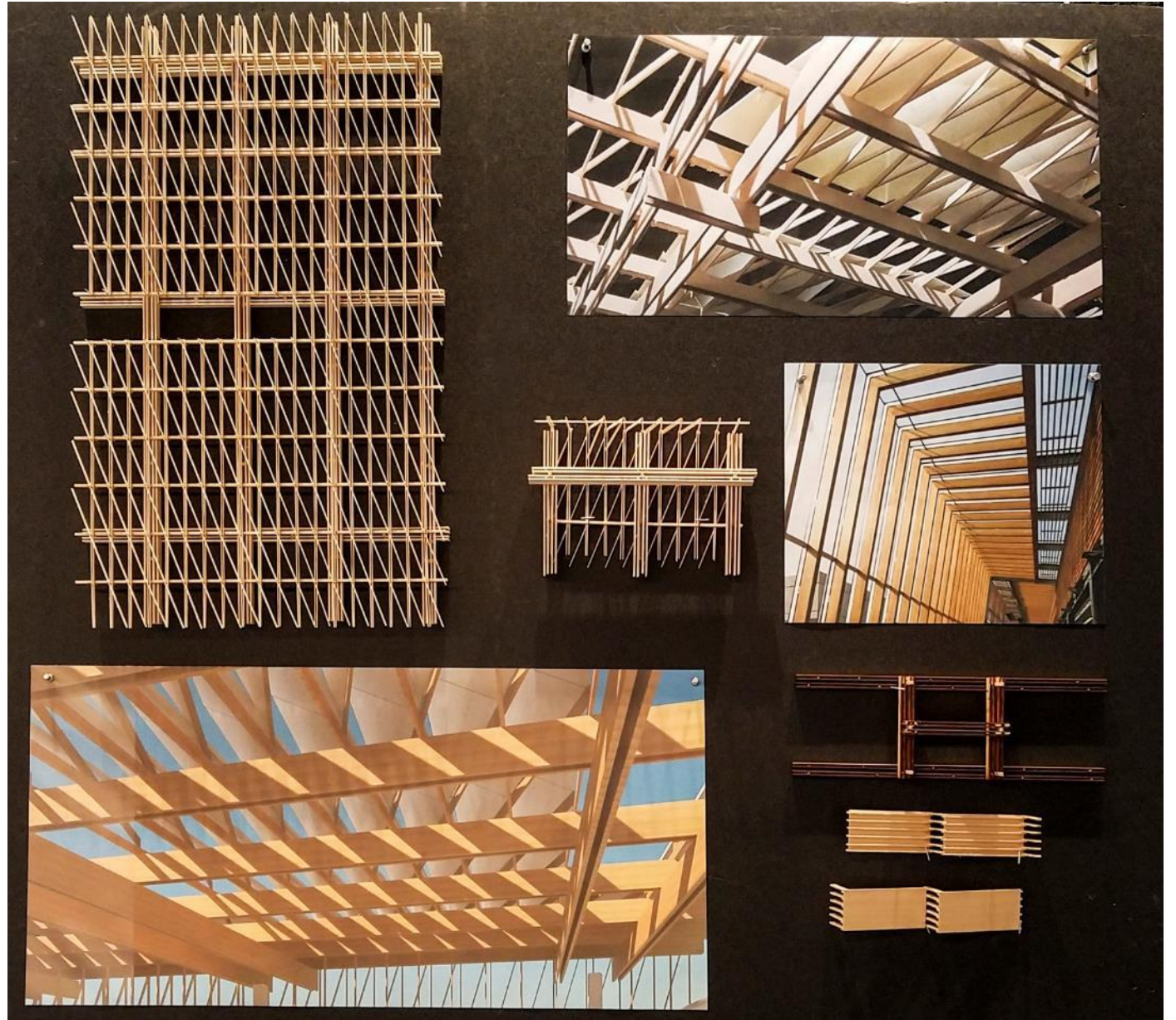
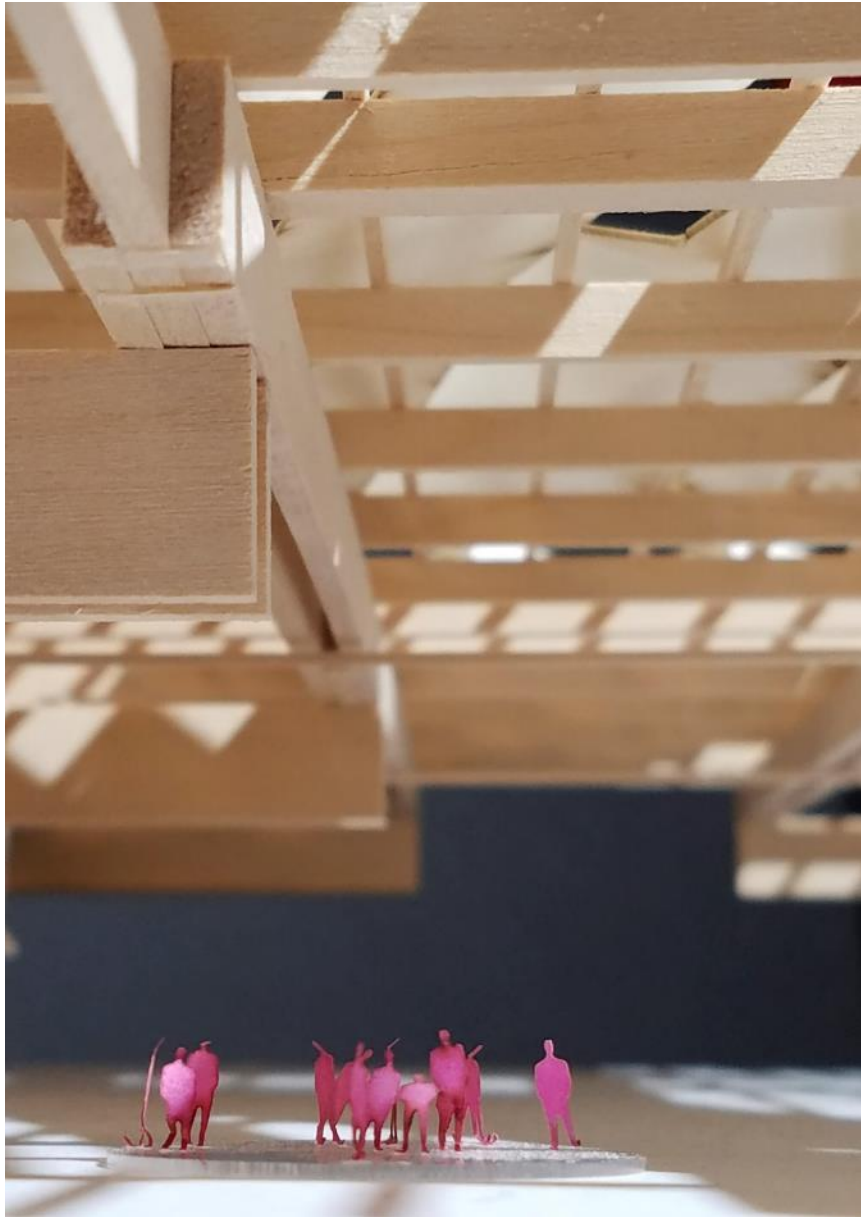
(kg CO₂eq x 10⁵)

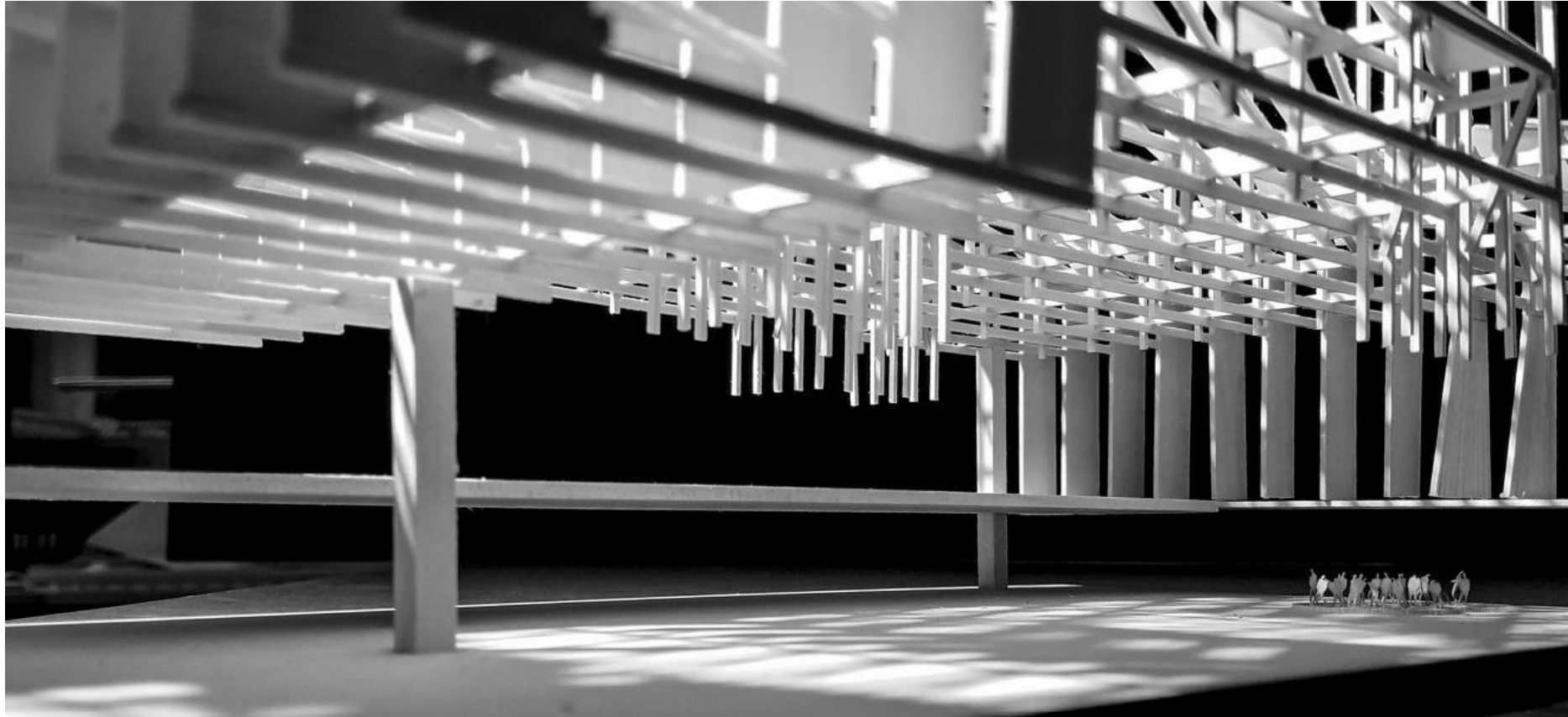


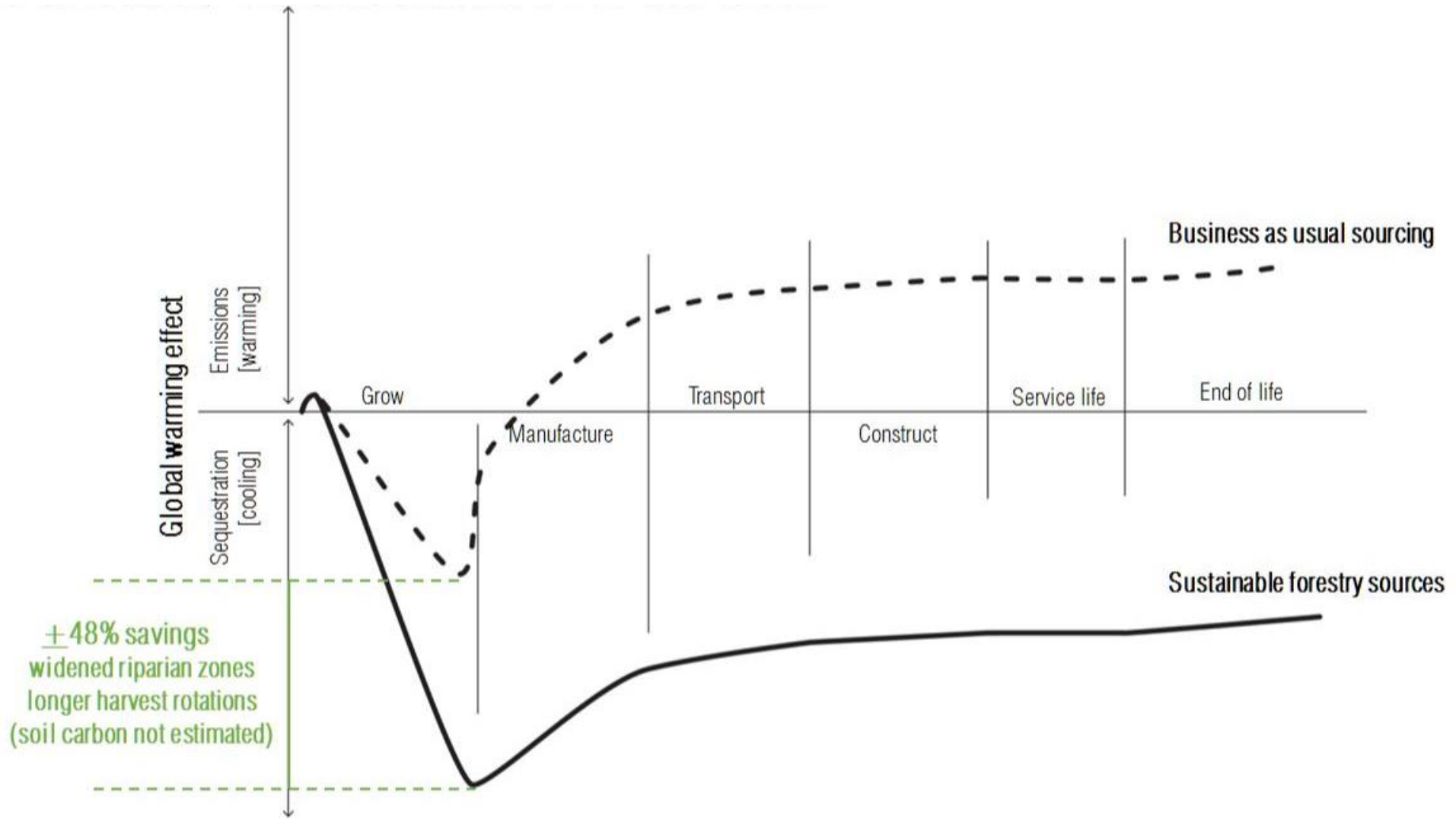
■ FOUNDATION ■ ENPLANING ■ MEZZANINE ■ ROOF (STEEL TRUSS)

CARBON STRUCTURE EMBODIED CARBON

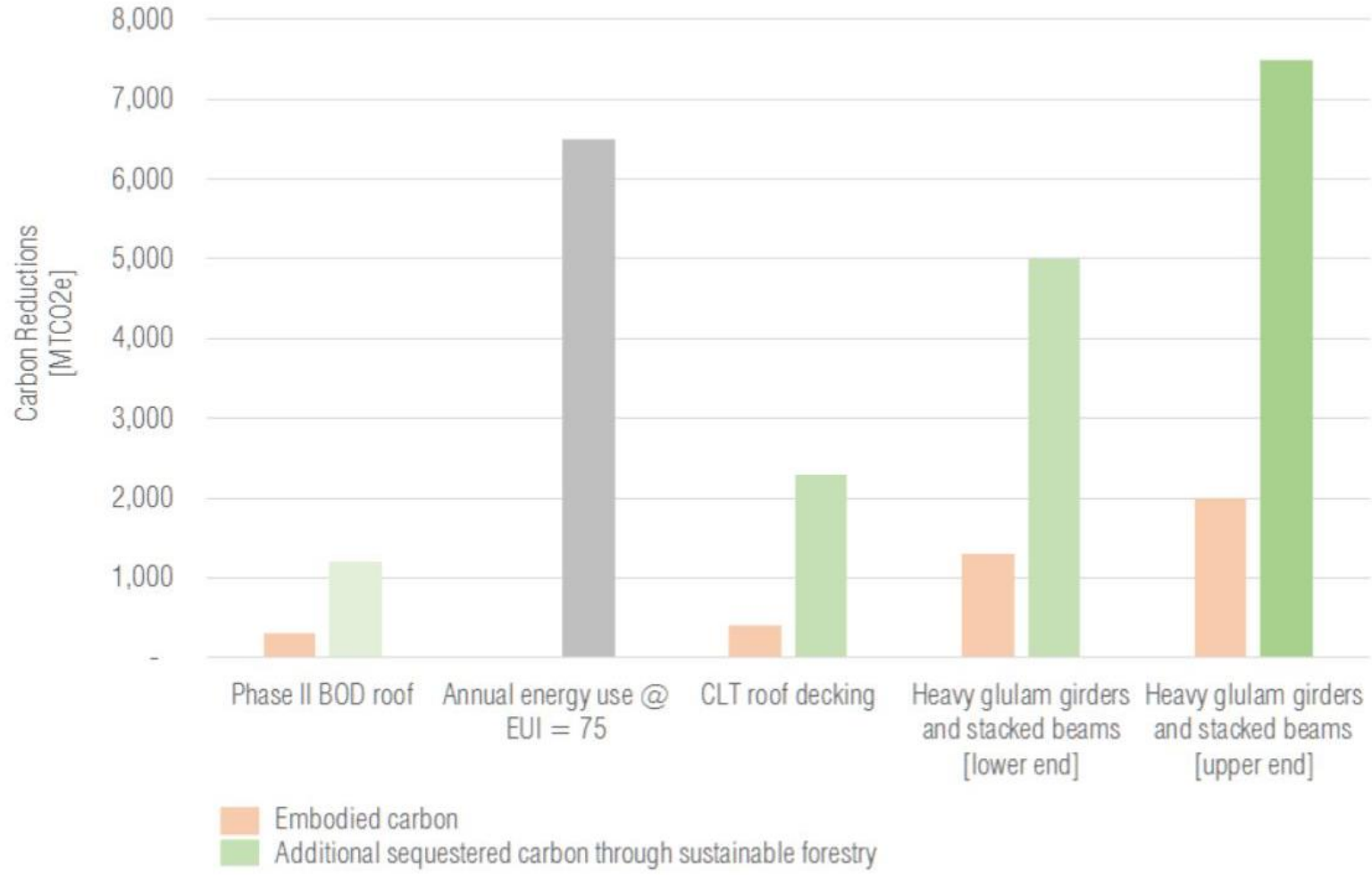


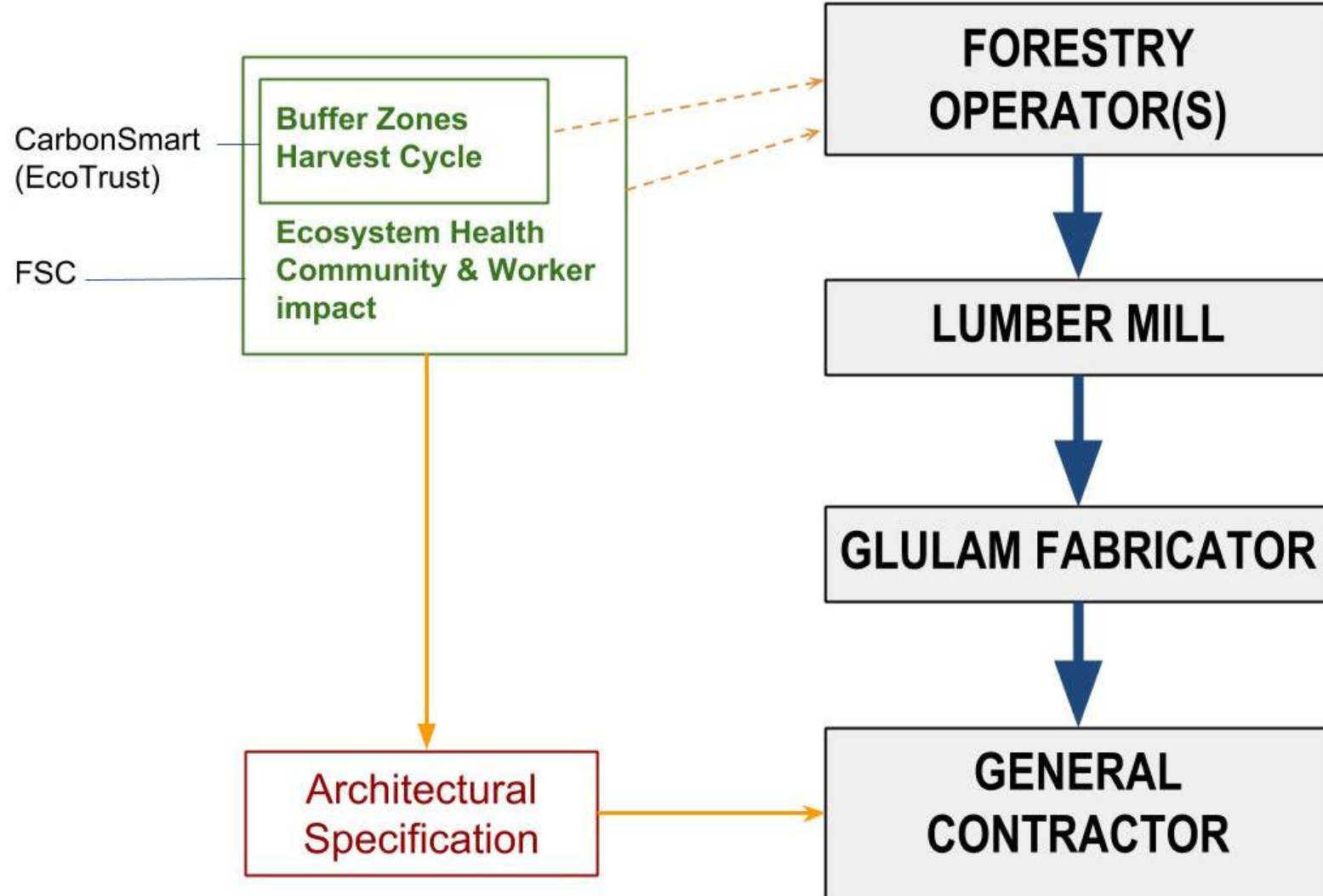






Graphic adapted from *The New Carbon Architecture*. Bruce King, 2018.
Climate Smart Forestry for a Carbon-Constrained World. Ecotrust, 2017.





Thanks for
listening!

Life Cycle and Evaluation
April PPT Lunch & Learn

Sean Wittmeyer | ZGF Architects

Jacob Dunn | ZGF Architects



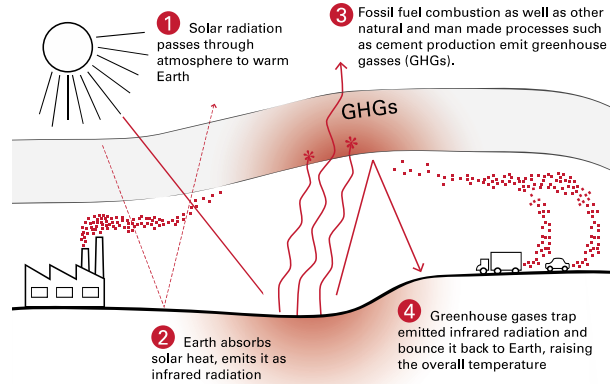
Garage



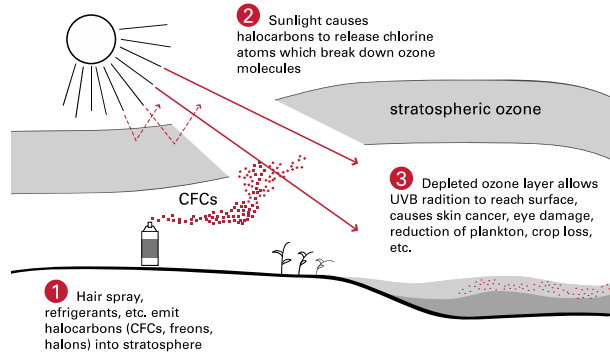
[Chart about impact of embodied vs operational carbon – check w/jake]



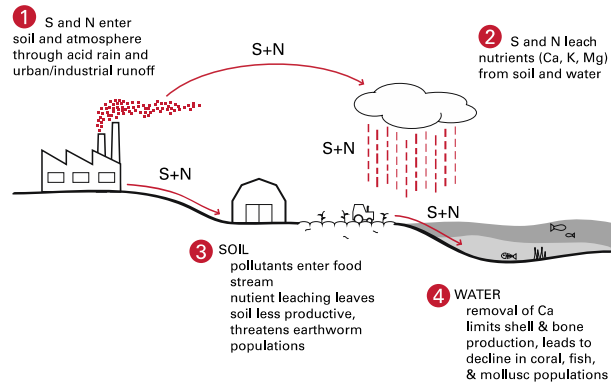
Impact Categories



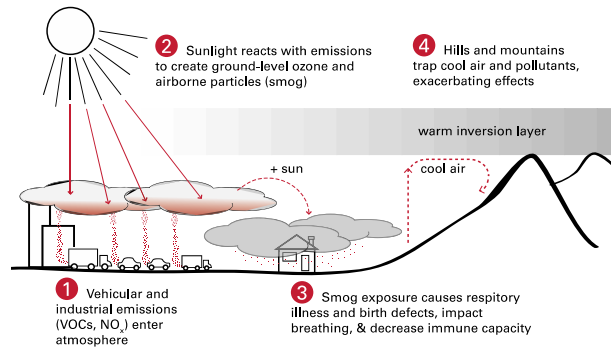
GLOBAL WARMING



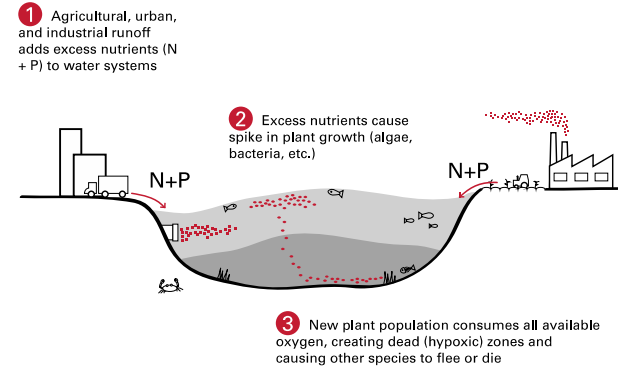
OZONE DEPLETION



ACIDIFICATION



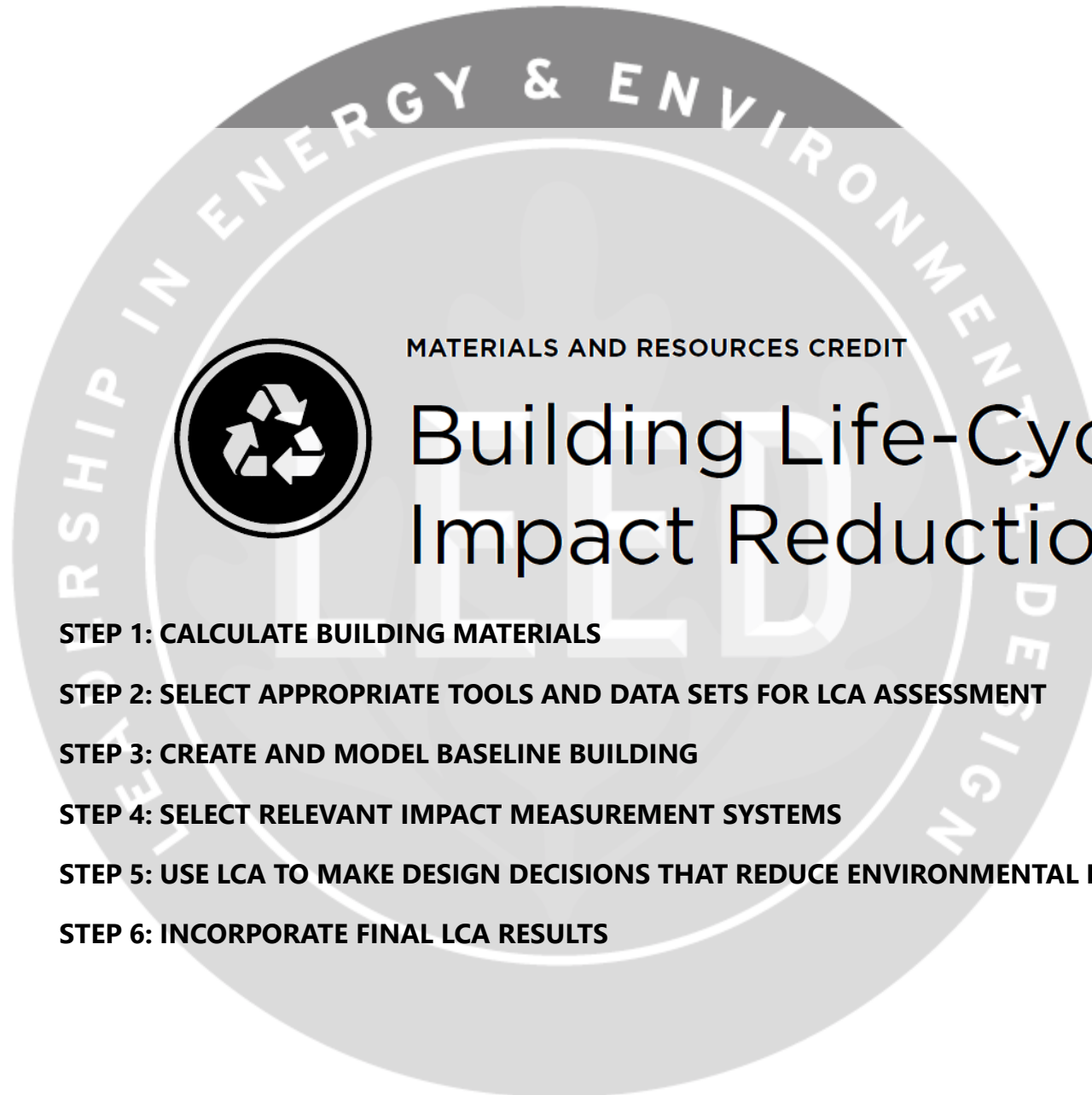
SMOG



EUTROPHICATION

	Type	Example	Unit
Non-Renewable	Energy	Coal combustion for electricity	MJ
	Material	Crude oil as material input to plastic	MJ
Renewable	Energy	Bio-fuel	MJ
	Material	Wood burned in a furnace	MJ

PRIMARY ENERGY DEMAND



MATERIALS AND RESOURCES CREDIT

Building Life-Cycle Impact Reduction

STEP 1: CALCULATE BUILDING MATERIALS

STEP 2: SELECT APPROPRIATE TOOLS AND DATA SETS FOR LCA ASSESSMENT

STEP 3: CREATE AND MODEL BASELINE BUILDING

STEP 4: SELECT RELEVANT IMPACT MEASUREMENT SYSTEMS

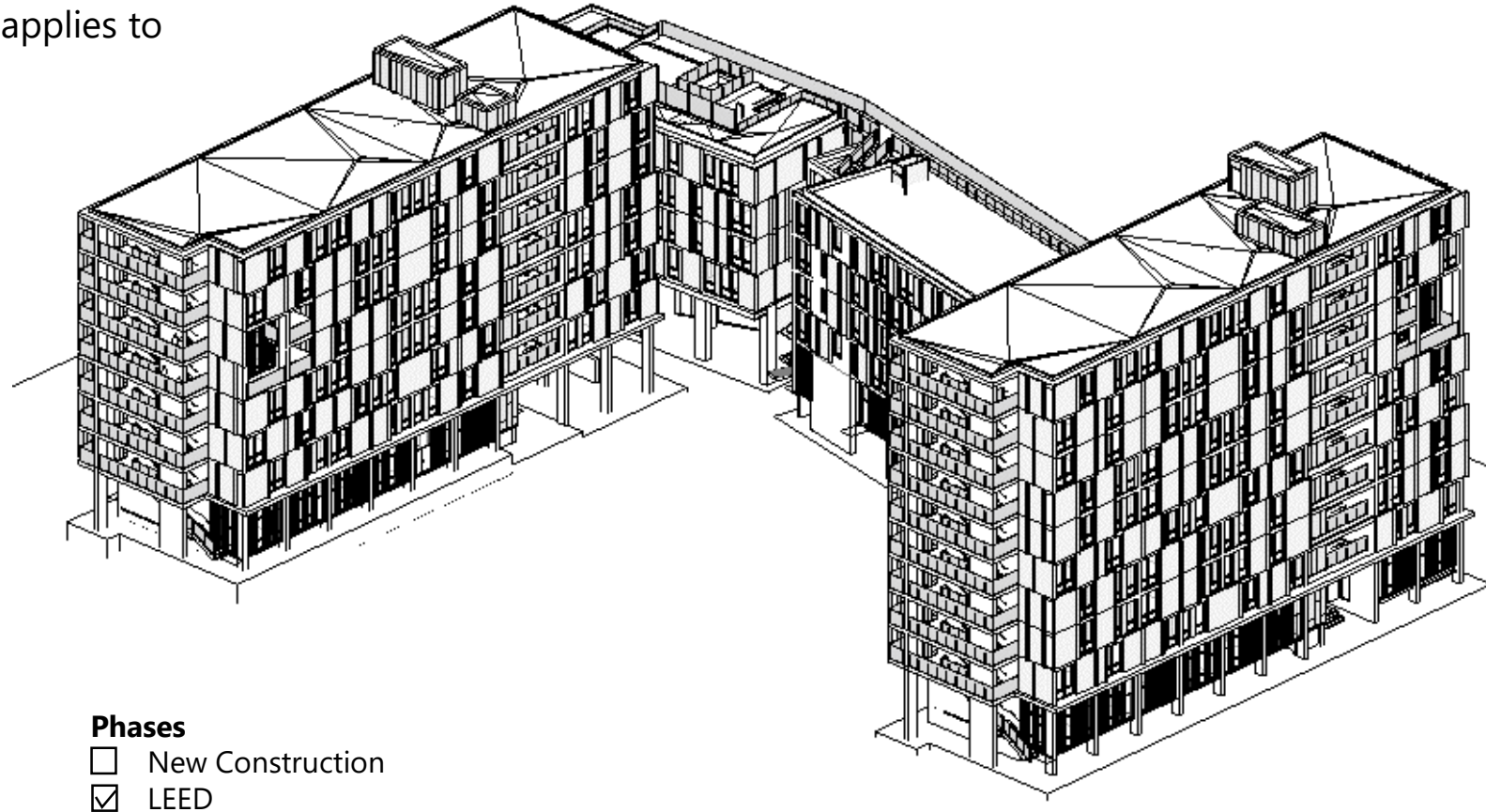
STEP 5: USE LCA TO MAKE DESIGN DECISIONS THAT REDUCE ENVIRONMENTAL IMPACTS

STEP 6: INCORPORATE FINAL LCA RESULTS



ISOLATE CORE AND SHELL

Allows for reduced scope that covers those elements that the LEED credit applies to





KEEP TRACK OF ITERATIVE DECISIONS

Helps when working backwards to create a “baseline” model for comparison

Research Questions, full-building:

- What materials contribute the most (proportionately) to the environmental impact of the buildings as of the end of DD?
- How does the final building (as specified at 100% CDs) compare to earlier designed options? To a “baseline building”?

Research Questions, façade:

- What is the impact of the metal gauge specified for the structural battens and corrugated metal panel?
- How much of the total wood amount is reduced when changing open joint dimension from 3/8” to ½” gap?
- What is the impact of changing the North façade of Building C from a wood clad system to a metal clad system?
- How much does service life of the wood (influenced by wood finishing product) contribute to the environmental impacts of the façade?
- What are the differences in environmental impact between the corrugated backup system and the previously specified system (Vaproshield)?
- Are there measurable differences in environmental impact based on differences in durability in wood species (Western Red Cedar, Knotty Western Red Cedar, Kebony)?
- What is the resulting impact in the change in façade from wood to metal assembly based on the biogrowth risk study?
- What are the differences in material quantity for iterations of perforated panel based on opening size?
- What is the impact of the backup insulation as a proportion of the building life cycle impacts?
- How do the environmental impacts of a brick exterior on the base compare to those of a concrete exterior finish on the base?
- How do the environmental impacts of the banded and frieze design options compare to each other?
- How do the environmental impacts of a storefront system compare to those of curtainwall construction?

Research Questions, structure:

- What percentage overall reductions can be made by increasing the percent of SCMs used in the concrete mix?
- What are the savings made through dematerialization (increased spacing) of the wood stud system?
- How do the environmental impacts of wood stud compare to those of metal stud?
- What are the overall reductions that can be made to the structural components when compared against the highest impact base case?



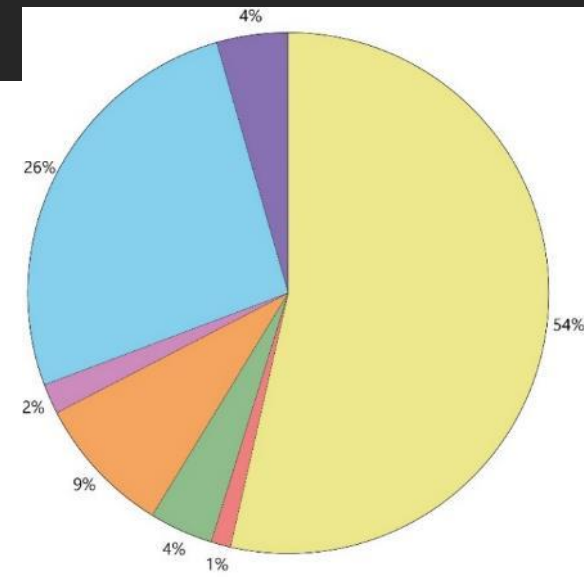
FULL BUILDING ASSESSMENT

Where do the majority of building environmental impacts occur?



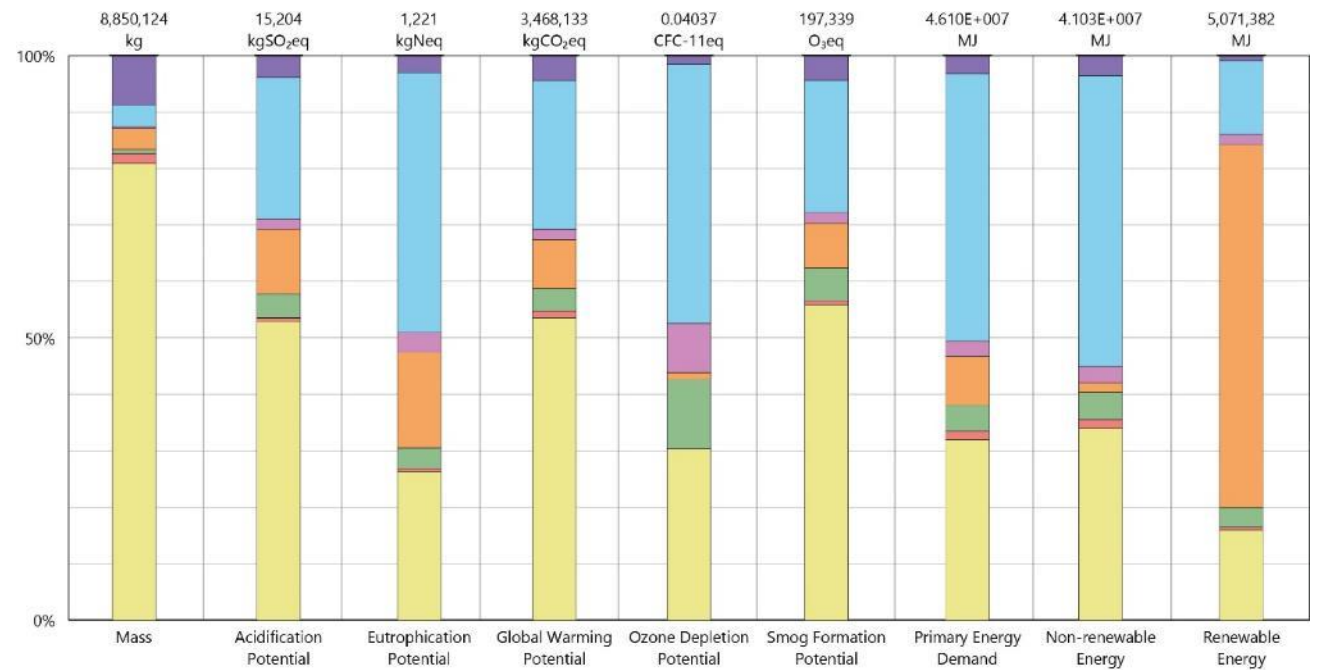
CSI Divisions

- 03 - Concrete
- 04 - Masonry
- 05 - Metals
- 06 - Wood/Plastics/Composites
- 07 - Thermal and Moisture Protection
- 08 - Openings and Glazing
- 09 - Finishes



Global Warming Potential

Results per CSI Division



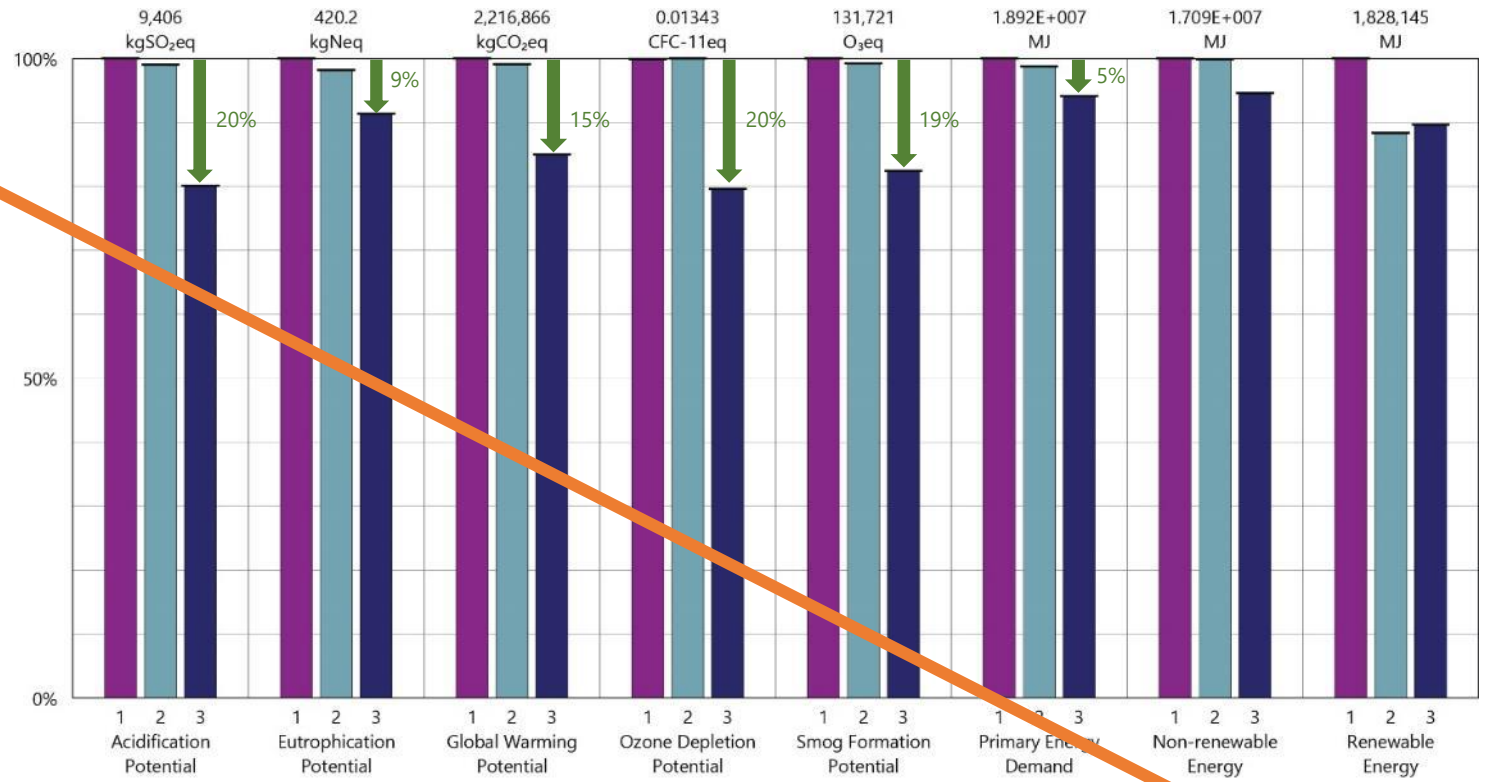


I think you could cut the
next 6 slides



Structural Options

- 16" spacing wood framing (baseline)
- 24" spacing wood framing
- Increased SCMs from 25% to 50%





DESIGN DEVELOPMENT

How can I reduce the impacts associated with the facade system?



2016 AIA Institute Award Winners



Option 1 - Brick



Option 2 - Concrete

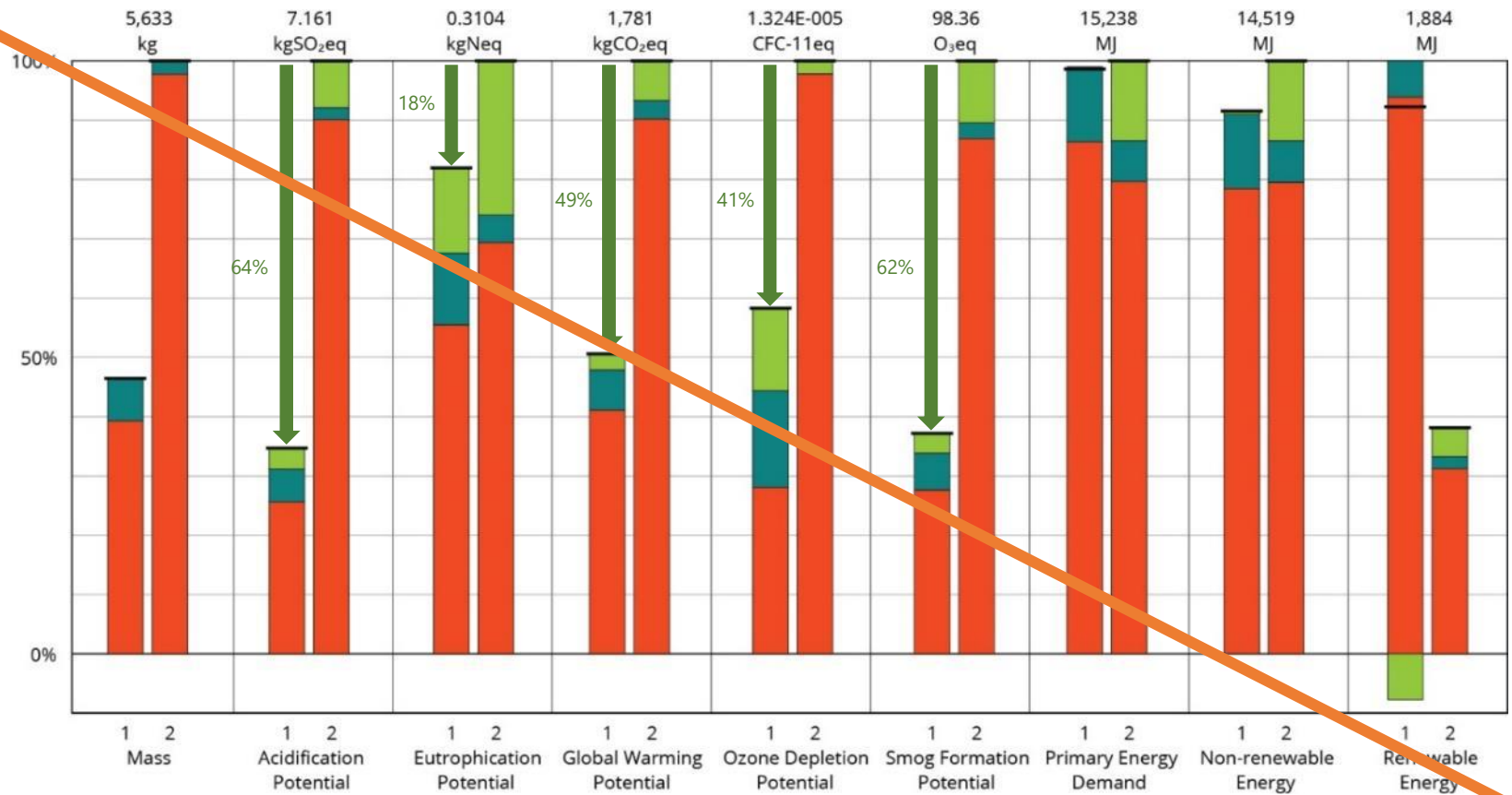
Comparative Results

Life Cycle Stages

- Manufacturing
- Maintenance and Replacement
- End of Life
- Net value (impacts + credits)

Design Options

- Option 1 - Brick (primary)
- Option 2 - Conc.





SCHEMATIC DESIGN

It is important to conduct Life Cycle Assessments as a part of the early decision-making process because many of the largest contributing factors to environmental impacts are determined early in the design process.

DESIGN DEVELOPMENT

Incremental changes to environmental impacts can be included as a part of the feedback process throughout design to achieve exemplary performance. It is important to conduct Life Cycle Assessment throughout this phase as a part of the evaluation process for design options.

CONSTRUCTION DOCUMENTS

Performing Life Cycle Assessments throughout the process of detailing assemblies can make a big difference to overall environmental impacts of a building. This is the time to go after those last few percentage points of improvement!

POST CONSTRUCTION

The evaluation of proposed changes during the construction process can help avoid unintentionally increasing embodied environmental impacts.

• Methodology

Architectural Model

Structural Model

MEP Model

