



LEED 2009 for Existing Buildings: Operations & Maintenance

SS CREDIT 3: INTEGRATED PEST MANAGEMENT, EROSION CONTROL, AND LANDSCAPE MANAGEMENT PLAN

LEEDuser

All fields and uploads are required unless otherwise noted.

ALL OPTIONS

This active sample form has been modified for offline access. Modified fields and instructions are indicated in purple. Sample forms are for reference only.

Performance period start:

Performance period end:

Enter the performance period dates.

Required Signatory SSsc3-1. Facility Manager / Property Manager / Groundskeeper

An environmentally sensitive management plan for the natural components of the site was in effect for the project building and associated grounds during the performance period. The building location and LEED project boundary described in the plan are consistent with the linked site plan provided below.

Select one of the following:

☐ **Facility Manager / Property Manager / Groundskeeper Signature.** Provide a digital signature affirming the required signatory statement in gray directly above.

OR

☐ **Upload SSsc3-RS1.** Provide a document with the required signatory statement, copied directly from the form, signed and dated on letterhead.

Select the desired Required Signatory option and either initial the form or provide the required documentation described above. If you choose the first option, make sure the individual initialing the form is assigned the correct role (facility manager/ property manager/ groundskeeper) in the Team Administration tab in LEED Online.

The site plan is linked to PI form 4 and will populate automatically.

Upload L-2. Provide a site plan identifying the project building and associated grounds.

Upload

Files:

The content highlighted in yellow above is linked to PI4, SSc2, SSc3, SSc5, SSc7.1, SSc8, & IEQp2.

Click the boxes to confirm that both outdoor IPM and erosion control are covered in your plan.

The following operational elements are addressed in the compliant management plan:

- ☐ Outdoor integrated pest management (IPM).
- ☐ Erosion and sedimentation control for ongoing landscape operations and future construction activity.

Select one of the following:

☐ The project does not include landscaping on-site.

OR

☒ In addition to the operational elements above, the management plan also addresses the following:

- ☐ Diversion of landscape waste from the waste stream via mulching, composting, or other low-impact means.
- ☐ Chemical fertilizer use.

Select the landscaping scenario that applies to your site.

If the second scenario applies (project includes on-site landscaping), click the boxes to confirm that both landscape waste diversion and chemical fertilizer use are covered in your plan.

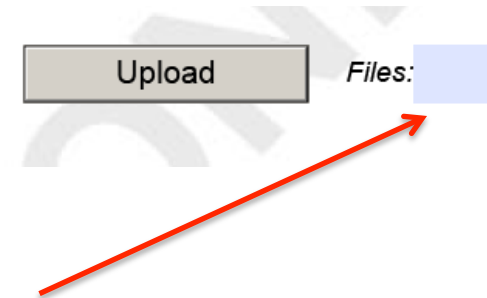
For each operational element listed above, summarize how and to what extent the best management practices employed significantly reduce environmental impacts compared with standard practices. Alternatively, in the case of landscape waste diversion and chemical fertilizer, if the operational element does not apply to the project building, provide the reasons.

The building's integrated pest management plan requires the use of preventative and least toxic measures before any chemical applications. More toxic products are used only after all other options are exhausted to reduce impacts to the local environment and human health. Tenants and building users are notified whenever a non-least toxic chemical is used, which also allows them to avoid contact with the application site at their discretion. Although the building has little landscaping, our plan reduces use of chemical/synthetic fertilizers in favor of environmentally preferable products and practices to improve plant and soil health. Fertilizers are used only needed, rather than based on a predetermined schedule to ensure that plants get the right amount of fertilizer at the right time. Fertilizer is never applied before an anticipated storm event to avoid fertilizer runoff. Additionally, our plan requires that all plant debris be mulched/composted off-site to divert this waste stream from landfill disposal and enable reuse of this resource. Our plan covers erosion and sedimentation control for ongoing operations as well as future construction. This enables us to be proactive about erosion issues and protect receiving waterways.

Provide the required narrative describing how the practices used at the building significantly reduce environmental impacts compared to standard practice.

This narrative is a sample only – you must write specifically about your project building.

Upload SSc3-1. Upload the compliant management plan(s) which address(es) the above operational elements as they apply to the project building and associated grounds.



Upload your IPM, Erosion Control, and Landscape Management Plan.
Be sure it follows the EBOM Plan Model (available for download at:
www.usgbc.org/ShowFile.aspx?DocumentID=4078)

ADDITIONAL DETAILS

- ☐ Special circumstances preclude documentation of credit compliance with the submittal requirements outlined in this form.
- ☐ The project team is using an alternative compliance approach in lieu of standard submittal paths.

SUMMARY

SS Credit 3: Integrated Pest Management, Erosion Control, and Landscape Management Plan Points Documented:

1

Check Compliance

Complete the Additional Details section as necessary.