B3-MSBG Version 2.1 Summary of Changes

Support Document 1/13/10


The public review draft process of Version 2.1 was focused on the incorporation of Major Renovations into the guidelines. Public comments were received on Major Renovations, but also on other areas of the guidelines. Public review comments dealing with topics that were not addressed in the current version will be revisited in planning future versions that involve a more broad-based update to the guidelines as a whole.

This document summarizes the substantial changes incorporated into the B3 State of Minnesota Sustainable Building Guidelines (B3-MSBG) Version 2.1 as compared to B3-MSBG Version 2.0. Changes compared to the B3-MSBG Public Review Draft of Version 2.1 are also noted. This document does not describe changes edit by edit, but rather points the reader to highlights of changed items that can be read in detail in the document itself.

1. **B3-MSBG includes Major Renovations.** By legislation, sustainable guidelines needed be created for Major Renovations to complement the existing guidelines for New Construction. This was accomplished by a compliance path table defining two paths through the guidelines “New Construction” and “Major Renovations.” This allows the majority of the text in each guideline to be shared, only noting differences in application or details where needed for the two cases. Most of this was shown in the public review draft. Some details of the criteria needed for renovations versus new construction were adjusted from the public review draft based on feedback and further team review as noted in individual items below.

2. **The applicability form (for confirming if a project is subject to B3-MSBG) has been updated to include Major Renovations.** Use this form to determine if a project is subject to B3-MSBG New Construction Path, Major Renovations Path, or if B3-MSBG is not applicable at all. All bonded construction and renovations projects will be assumed to be subject to B3-MSBG until an approved Applicability Form demonstrates otherwise.

3. **A new, on-line B3-MSBG Tracking Tool is now required for compliance tracking.** This replaces the Excel-based workbook and provides features of simultaneous team access to data entry, progress and sign-off tracking, data compliance checking, automated reporting, and automated messages to help with the approvals process. It is required for all projects subject to Version 2.1, and is strongly encouraged for other projects subject to prior versions. All known team members responsible for complying with, approving, or overseeing any element of the guidelines for a project should be set up in the system from the very beginning stages of a project in agency planning. Please contact Garrett Mosiman (see contact information at end of document) to set up your project and team in the system or for questions or training.

4. **Addition/Renumbering of Guideline P.0 “Guideline Management” and P.1 “General Project Data.** Former P.1 “Guideline Management” has been renumbered to P.0. The new Guideline P.1 “General Project Data” makes explicit the collection of certain general building data that was embedded under documentation required in the former work book. This facilitates integration with the new B3-MSBG Tracking Tool.

5. **Refinements to guideline P.4 Design and Construction Commissioning:** Design and Construction Commissioning and its associated appendices, now include consideration of existing indoor air quality concerns in order to not introduce pre-existing problems into newly renovated spaces. There is also a requirement added to address protection of air quality in workspaces potentially affected by construction or remodeling work. These two items were included in the public review draft, but have been updated in response to feedback and further team review.

6. **Changing P.6 Lowest Life Cycle Cost Criteria.** The former requirement to perform life cycle cost analysis of energy improvements has been changed from required to recommended. This reflects the new SB2030 energy standard which no longer requires a comparison of energy performance to a baseline. Thus, since the incremental energy cost and savings are no longer required to be collected for other purposes, the Life Cycle cost analysis was changed to recommended only.
7. **Change to site area threshold that triggers compliance for major renovations.** In response to the public review comments and further team review, the disturbed site area threshold for triggering compliance for Major Renovations has been changed for many of the site guidelines.

8. **Guideline S.6 Erosion and Sedimentation Control During Construction.** The criteria for sub-guideline F has been simplified since public review draft 2.1.

9. **Guideline S.8 Building Water Efficiency.** In response to the public review comments and further team review, improvements are required for existing plumbing fixtures in renovated spaces.

10. **Guideline E.1 Energy Efficiency now requires new SB 2030 Energy Standards.** This guideline is renamed from former “Energy Use Reduction by at least 30%.” Per legislation, the Minnesota Sustainable Building 2030 (SB2030) energy standards have been incorporated and are required for projects that have not started schematic design by August 1, 2009. The former 30% energy savings requirements remain for projects not subject to SB2030.

11. **Guideline E.2 “Renewable Energy” now has a minimum 2% threshold.** The guideline was formerly named “Renewable and Distributed Energy Evaluation.” It has been renamed to “Renewable Energy” and now requires utilization of 2% on-site solar or wind or a cost analysis demonstrating non-feasibility of this requirement. This change was in response to new legislation that requires the same threshold for on-site solar or wind for State buildings. It was also in response to feedback that requiring an analysis of renewables without providing a required threshold was not helpful toward the goals of the guidelines. This change was introduced after the Public Review Draft.

12. **Guideline M.1 “Life Cycle Assessment of Materials” now has a maximum global warming potential threshold for total of building assemblies.** (The former name for this guideline was Life Cycle Assessment of Building Assemblies.) “This is a shift from a requirement to analyze Life Cycle Assessment (LCA) using a B3-LCA calculator to a requirement to meet a modest LCA threshold for materials using the free software: ECO-CALCULATOR. This change was in response to feedback that this evaluation-only guideline, without required thresholds, was not helpful toward the goals of the guidelines. This change was introduced after the Public Review Draft.

13. **Guideline M.2 “Environmentally Preferable Materials” now has minimum requirements for including materials with environmentally preferable properties in the project.** Formerly called, “Evaluation of Environmentally Preferable Materials,” this guideline had required analysis of environmental properties of materials with no requirement for final inclusion of those materials. Now the guideline has a modest requirement for inclusion of materials with some environmental properties such as: salvaged, reused, renewable, bio-based, and appropriate durability for service life. Inclusion of materials with other environmental properties is recommended, but investigation is no longer required.

14. **Guideline M.3 “Waste Reduction and Management” removes the requirement to address packaging waste.** The packaging waste reduction criteria was changed from required to recommended to reflect the more limited opportunities for this in many projects. This change was introduced after the Public Review Draft.

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The B3-State of Minnesota Sustainable Building Guidelines (B3-MSBG) are created and led by the Center for Sustainable Building Research at the University of Minnesota in collaboration with LHB Inc., and The Weidt Group for the State of Minnesota Department of Commerce and Department of Administration. For questions and assistance regarding your project, compliance, the B3-MSBG Tracking Tool and other technical and application support, please contact Garrett Mosiman at 612-625-8409 or msbghelp@umn.edu. For questions about the B3-MSBG management, guideline development and editorial process, please contact Jonee Kulman Brigham at 612-626-7641 or kulma002@umn.edu.

B3-MSBG Guidelines: [www.msbg.umn.edu](http://www.msbg.umn.edu)  B3-MSBG Tracking Tool: [www.msbgtracking.com](http://www.msbgtracking.com)