



Going for LEED® Gold:

SUSTAINABLE DESIGN IN
THE RICHARD IVEY BUILDING



WESTERN UNIVERSITY • CANADA



Natural lighting is an important tool in attaining sustainability. Using large windows and glass enclosures to bring in natural light reduces energy costs and creates a comfortable and visually-appealing space.



INTRODUCTION

Ivey Business School's inspiring Richard Ivey Building at Western University incorporates more than just state-of-the-art architectural design. Thanks to a generous \$8-million gift from the Richard M. Ivey Family, it also integrates the best in green building, design, and construction, which contributes to the community's productivity and well-being.

The facility is targeting Gold Leadership in Energy and Environmental Design (LEED®) certification from the Canada Green Building Council. LEED® is a rating system that is recognized as the international mark of excellence for green building in more than 132 countries. LEED® recognizes that sustainability should be at the heart of all buildings – in their design, construction, and operation. While LEED® Silver is the minimum standard for new buildings at Western University, Ivey is seeking LEED® Gold certification, which is a consistent standard to expect from a leading-edge organization.



As you'll see, the building's high-level green features are *everywhere*.

81%

A waste management plan diverted 81 per cent of construction waste from landfill.

MATERIALS AND RESOURCES

Approximately 17 per cent (by cost) of the construction materials have a high recycled-content value and 81 per cent of the construction waste was diverted from landfill through measures such as recycling.



A person is sitting in a lounge area with large windows overlooking greenery. The person is in silhouette, looking out the window. The room has modern, dark-colored furniture. The background is filled with lush green trees and a building exterior visible through the glass.

SUSTAINABLE SITES

Addressing environmental concerns outside the building is as important as the green features inside. The building is surrounded by major bus routes and its parking lot offers preferred parking for carpoolers and ample room for bicycle storage. This is all in an effort to encourage alternative transportation.

Additionally, outdoor lighting is designed with nocturnal environments in mind. The system minimizes light from spilling to surrounding areas. Glare-reduction features create optimal nighttime visibility.

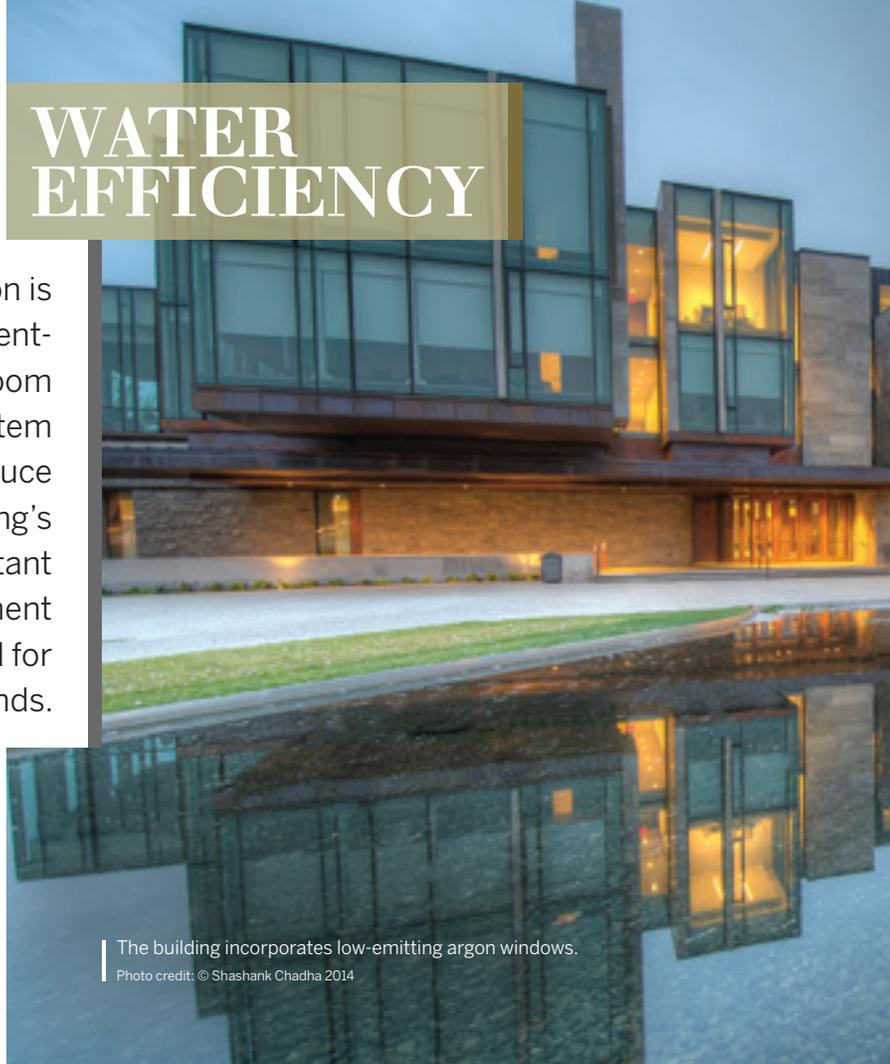
All lounge and meeting areas, such as the Harry Rosen Lounge and Terrace, include large windows to maximize use of natural light.

WATER EFFICIENCY

Reducing the building's water consumption is an important cost-savings and environment-protecting measure. Water-efficient washroom features, including a cistern and piping system that allows rainwater to flush toilets, reduce potable water use by 58 per cent. The building's surrounding landscape has drought-resistant vegetation and does not require a permanent irrigation system, which eliminates the need for potable water irrigation on the grounds.

The building incorporates low-emitting argon windows.

Photo credit: © Shashank Chadha 2014





INNOVATION IN DESIGN

51%

Low-emitting argon windows in thermally-improved frames, occupancy sensors for lighting, and heat recovery on ventilated air help improve energy performance by 51 per cent.

Our cleaning program is designed with the health of the community and environment in mind. The building has a green housekeeping program, which uses only safe and environmentally-friendly products.

4,892

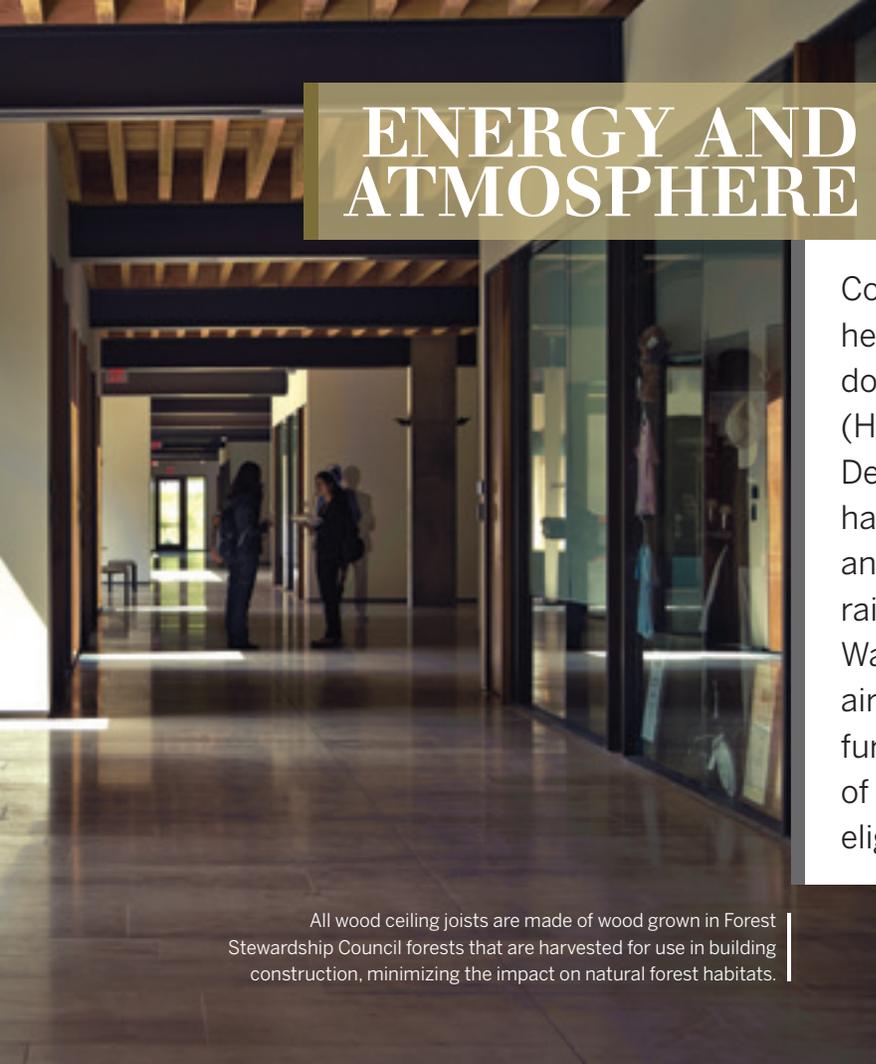
Square metres

The area of glass used in exterior-facing windows could cover 10 basketball courts.

All adhesives and sealants; paints and coatings; and carpet, composite wood, and laminate adhesives were low-emitting materials that gave off little or no VOCs (Volatile Organic Compounds). Daylighting is used in approximately 75 per cent of the occupied space with skylights bringing natural light to the second and third floors, and glass enclosures bringing in natural light to areas like the J J Wettlaufer Dean's Suite.



**INDOOR
ENVIRONMENTAL
QUALITY**



ENERGY AND ATMOSPHERE

Conserving energy resources leads to a cleaner, healthier environment. The building's equipment does not contain hydrochlorofluorocarbons (HCFCs), a harmful ozone-depleting pollutant. Design of the building's Love Family Quadrangle has a two-pronged impact on water efficiency and energy reduction. Its sloping roofs collect rainwater, which feeds the nearby reflecting pool. Water evaporating from the pool cools the outdoor air before it is supplied to the air-handling system, further reducing the building's energy use. It is one of the key components that makes our building eligible for Gold LEED® certification.

All wood ceiling joists are made of wood grown in Forest Stewardship Council forests that are harvested for use in building construction, minimizing the impact on natural forest habitats.

Drought-resistant vegetation eliminates the need for potable water irrigation on the grounds.



Carpooling is encouraged as an environmentally-friendly transportation method.



GOLD LEED® HIGHLIGHTS

- Building materials harvested from renewable sources
- Water-efficient washroom features
- Daylighting in occupied spaces
- Renewable energy sources
- Environmentally-friendly cleaning products
- Access to alternative transportation methods

The Love Family Quadrangle shares the light with all areas of the building through windows and tall transparent doors.

FOR MORE INFORMATION

A building is more than just bricks and mortar. Sustainability should be a prominent aspect of all buildings. For more information about the Richard Ivey Building's features, visit ivey.ca/newbuilding.

If you have any questions about the LEED® Gold design in the Richard Ivey Building, please contact:

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Brightly-lit student lounge areas provide a warm and inviting setting for work or socializing.



All lighting and additional building equipment is free of hydrochlorofluorocarbons (HCFCs).



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