



Applies to: University **units**, faculty, staff, students, visitors, and vendors

Responsible Office

Office of Administration and Planning

POLICY

Issued: 12/2008
Revised: 02/01/2021

The university has set ambitious sustainability goals to develop and demonstrate durable solutions to complex and pervasive environmental challenges. These goals include achieving carbon neutrality, reducing building energy use, conserving water, improving ecosystems services, and diverting landfill waste. To align the university’s **physical environment** with these goals, this policy incorporates sustainability requirements into all **qualifying university projects**.

Purpose of the Policy

To support the university’s sustainability goals and commitments by integrating sustainability into the university’s physical environment and establishing sustainability requirements for qualifying university projects.

Definitions

Term	Definition
Qualifying university projects	Planning, design, construction, demolition, renovation, additions, alteration, or repair of university-owned buildings and landscapes, including buildings and landscapes owned by The Ohio State University Wexner Medical Center .
Physical environment	University-owned buildings, landscapes, natural resources, and other physical structures.
Sustainable construction	Construction that is timeless, maintainable, and flexible; incorporates responsible use of fiscal, environmental, and human resources; and has beneficial societal and environmental impact.
The Ohio State University Wexner Medical Center	University Hospital, East Hospital, Brain and Spine Hospital, Richard M. Ross Heart Hospital, Harding Hospital, Dodd Rehabilitation Hospital, Ambulatory Clinics and Services, and Arthur G. James Cancer Hospital and Richard J. Solove Research Institute and Outreach Sites; College of Medicine and its School of Health and Rehabilitation Sciences; the Office of Health Sciences, including OSU Faculty Group Practice; various research centers, programs, and institutes; and The Ohio State University Comprehensive Cancer Center.
Unit	College or administrative unit.
Variance	Permission granted to modify a specific Building Design Standard for a project.
Waiver	Permission granted to exclude a specific Building Design Standard for a project.

Policy Details

I. Overview

- A. The university is committed to addressing the pressing challenges of sustainability through collaborative teaching, pioneering research, comprehensive outreach, innovative operations, and the integration of **sustainable construction** into qualifying university projects.
- B. University buildings and their functions account for the vast majority of the university’s greenhouse gas emissions, energy use, water consumption, waste creation, and impact on campus ecosystem services. Incorporating sustainability requirements into the university’s building construction projects is critical to achieving the university’s sustainability goals as well as enhancing the user experience for those on campus.
- C. University community members and their behaviors directly influence the university’s sustainability performance. The university has outlined [Campus User Responsibilities](#) to instruct the university community on how to positively impact the campus environment. Staff, faculty, students, and other university community

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members can reference this document to learn how they can positively contribute to the university's sustainability goals.

II. Applicable Principles and Standards

- A. All qualifying university projects must comply with the [Ohio State Sustainability Goals](#) and the [Presidents' Climate Leadership Commitments](#), as well as the following objectives:
 - 1. Supporting teaching, learning, and research;
 - 2. Providing accessibility to a broad cross-section of the population;
 - 3. Conserving resources;
 - 4. Incorporating green design principles; and
 - 5. Balancing initial and long-term operating costs.
- B. All qualifying university projects, regardless of the individual and/or department managing the project, must adhere to the university's [Building Design Standards](#) (BDS) unless a **variance** or **waiver** is granted.

PROCEDURE

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- I. Building Design Standards
 - A. Project teams must consult the [Sustainability Requirements Applicability Matrix](#) to identify which sustainability requirements in [Division 18](#) of the Building Design Standards apply to their projects. These sustainability requirements are divided into the following seven categories and apply based on project type, scope, and budget:
 - 1. Commissioning and Sustainability Review
 - 2. Energy efficiency
 - 3. Water use efficiency
 - 4. Ecosystem services
 - 5. Materials
 - 6. User experience
 - 7. Life-cycle cost analysis
 - C. Projects may need to comply with the sustainability requirements in multiple categories.
- II. Variance and Waiver Process
 - A. All qualifying university projects must adhere to this policy and implement the applicable sustainability requirements. Variances and waivers will only be granted in exceptional circumstances when documentation provided by project teams establishes that a specific section of the policy or sustainability requirements should be granted a variance and/or waived.
 - 1. All policy and BDS variance and waiver requests must be submitted by project stakeholders using the [Building Design Standards Variance or Waiver Request](#) form and will be considered by the Building Design Standards Adjudication Committee, which is comprised of the university engineer, university architect, university landscape architect, and senior director of sustainability and strategic services.
 - 2. All variance or waiver requests and corresponding documentation must be submitted for consideration as early as possible but in no case later than the closeout of the design development stage. Failure to submit the variance or waiver request in a timely fashion may cause project delays and could become grounds for denial of the request.
 - 3. The Building Design Standards Adjudication Committee may, within their discretion, escalate requests to the senior vice president of administration and planning or their designee for final resolution.

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III. Measurement and Tracking

- A. Facilities Operations and Development (FOD) in the Office of Administration and Planning will annually report on the impact of Division 18 of the BDS, including tracking and reporting on the university’s carbon footprint, energy conservation measures, water conservation efforts, ecosystem services impact, and landfill diversion as they apply to qualified university projects.
- B. FOD will maintain and make tracked data on the performance of the university’s physical environment available for use by the university for the purposes of research and academic scholarship.

Responsibilities

Position or Office	Responsibilities
Building Design Standards Adjudication Committee	<ol style="list-style-type: none"> 1. Consider and rule on policy variance and waiver requests. 2. Escalate, when appropriate, variance and waiver requests to senior vice president of administration and planning or designee for final resolution.
Facilities Operations and Development	<ol style="list-style-type: none"> 1. Monitor and report on impact of Division 18 Building Design Standards. 2. Maintain and make available tracked data regarding the university’s physical environment for research and academic scholarship purposes.
Project stakeholders	Submit any variance and waiver requests.
Project teams	<ol style="list-style-type: none"> 1. Consult Sustainability Requirements Applicability Matrix to identify which sustainability requirements apply to their projects. 2. Provide required documentation for variance or waiver requests as set forth in the policy.
Senior vice president of Administration and Planning	Provide final resolution for escalated variance and waiver requests.
University community	Assist Ohio State in achieving its sustainability objectives by following Campus User Responsibilities.

Resources

Governance Documents

Board of Trustees Review and Approval of Facilities Improvement Projects and Real Estate Transactions policy, ap.osu.edu/sites/default/files/330_bot-review-approval.pdf
 Building Design Standards, fod.osu.edu/bds

Design Framework

Building Design Standards Variance or Waiver Request form, fod.osu.edu/bds_waiver
 Design Guidelines for Buildings and Landscape, fod.osu.edu/sites/default/files/buildings-landscape.pdf
 Framework 2.0 Plan, pare.osu.edu/framework

Additional Resources

Campus User Responsibilities, si.osu.edu/sites/default/files/CampusUserPositiveActions092220forWebsite.pdf
 Ohio State Climate Action Plan, si.osu.edu/sites/default/files/CAP_Final_04082020.pdf
 Ohio State Sustainability Goals, osu.edu/assets/uploads/sustainability_goals_8_14_19.pdf
 President and Provost’s Council on Sustainability, president.osu.edu/leadership-and-committees/ppc-sustainability
 The Presidents’ Climate Leadership Commitments, secondnature.org/signatory-handbook/the-commitments/
 Sustainability Efforts, osu.edu/initiatives/sustainability/

Contacts

Subject	Office	Telephone	E-mail/URL
Facility design	Facilities Design & Construction	614-292-4458	Service2facilities@osu.edu
General policy questions	Administration and Planning	614-292-3080	ap.osu.edu

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Subject	Office	Telephone	E-mail/URL
Sustainability requirements	Facilities Operation and Development	614-292-0257	fod.osu.edu

History

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