

Vittorio Positano Business Center
LEED Project № 1000106543

Occupancy group: Commercial
Construction type: Reinforced concrete
Building address: Vittorio Positano Business Center, Positano street 1A
LEED Rating System: LEED v4 Core & Shell
Anticipated Level: LEED Silver

The U.S. Green Building Council and LEED

The U.S. Green Building Council (www.usgbc.org) is a nonprofit organization committed to expanding sustainability in the built environment. Its mission is to transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life.

Developed by USGBC, LEED (Leadership in Energy and Environmental Design) is the most widely used green building rating system in the world. Available for virtually all building types, LEED provides a framework for healthy, highly efficient, and cost-saving green buildings. LEED certification is a globally recognized symbol of sustainability achievement and leadership.

LEED emphasizes state-of-the-art strategies for sustainable site development, water savings, energy efficiency, materials and resources selection, and indoor environmental quality. LEED is a voluntary rating system for green building design and construction that provides immediate and measurable results for building owners and occupants.

The environmental categories which the LEED process requires for designing, constructing and operating a building are Sustainable Sites, Materials and Resource, Location and Transportation, Indoor Environmental Quality, Water Efficiency, Innovation, Energy and Atmosphere.

Vittorio Positano Business Center is a remarkable office building which is in the process of achieving **LEED Silver** level of sustainability certification, using LEED v4 for Core and Shell (LEED-CS), serving as an example for leading the shift towards sustainability in buildings, defining a new kind of workplace on a global level.

By locating in a LEED Silver building, tenants benefit from excellent location, surrounded by many diverse uses and activities in the center of the capital city, good indoor air quality and excellent daylight. Something more, the occupants inhabit a cultural heritage building. In addition, Vittorio Positano Business Center has set a higher standard with high-performance technologies that use less energy, consume less water, and leave a smaller footprint on the city's resources. Some of the building's innovative features will be noticed at once: energy-saving light fixtures, optimized HVAC and high-class air filters.

The current document intends to help tenants understand and take full advantage of the high-performance features of the building, and to provide guidance in ways that tenants can reinforce these features in their own workplaces. It is up to the tenants to fit it out and operate it in an environmentally friendly way.

As a first step towards the sustainability goals, Vittorio Positano Business Center preserves the **Cultural heritage and archeology**. The most important decision was to keep the authentic neoclassical architecture, combined with modern interior design. All requirements for archeology, architectural planning and façade preservation from the Ministry of Culture and the National Institute of Immovable Cultural Heritage are followed.

Location and Transportation

Vittorio Positano Business Center is located in proximity of various different public services and is located on a previously developed site, within one-half mile of a dense multifunctional center zone in the heart of the city and within close pedestrian access to more than a hundred basic community services such as restaurants, day care, shops and banks. The close proximity of neighborhood and community services help to reduce pollution caused by the use of motor vehicles and promote healthier way of life.

The building is located in less than 200 meters from a main boulevard named Hristo Botev, famous as a transport hub for Sofia with access to various public transport with very convenient and often transportation during weekdays and weekends.

Vittorio Positano Business Center has **100% of all 18 parking spaces located under cover** thus heat island is avoided. By placing all of the parking spaces under cover in a stacked parking garage the project is able to reduce the amount of asphalt required for parking spaces outside and therefore minimize local heat island effects.

Sustainable Sites

The project aims to reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, airborne dust and erosion. Sedimentation control plan for all construction activities is implemented and available upon request.

Water Efficiency

As a green building, Vittorio Positano Business Center use significantly less water than conventional construction by incorporating native landscapes that eliminate the need for irrigation, installing water efficient fixtures, and reusing wastewater for nonpotable water needs.

Strategies to reduce potable water use in buildings entail the selection of efficient plumbing fittings, fixtures, and equipment. The minimum requirement for water use reduction is 20%, Vittorio Positano Business Center calculated over **47% of water use reduction**. Fitting technologies from **SHELL** such as Dual flash systems, Fixtures with spray regulators in the kitchens and restrooms are installed.

The project owner installed permanent water meters and will provide the water consumption data to the tenants.

Materials and Resources

Some of the sustainable features which are not visible once the building is complete are the use of regional materials and materials with recycled content. Building material composed largely of recycled content and brought to the site from within a **500-mile radius**. This reduces transportation and consequently the emissions caused by extensive transportation as well as the use of oil to fuel the transport vehicles.

Separate waste recyclable policies are followed by throwing the waste in the relevantly marked bins, located throughout the building.

Energy Efficiency

All mechanical and electrical systems in this building have been inspected by a third party outside of the team of engineers responsible for the design. This ensures that **all sustainable energy features and high-performance systems** have been implemented correctly and are operating properly.

Whole Building Energy Simulation is conducted and total energy cost savings of the building are estimated to more than **29%** compared to the non-certified buildings. Energy Modeling report is available and can be provided on request to the tenants.

The building is optimizing energy consumption with energy-efficient LED lighting and has a sufficient window-to-wall ratio providing daylight to all workstations.

Indoor Environmental Quality

All indoor finish materials used in this project have very **low VOC levels** and are therefore healthy for building occupants. These include low emitting paint and coatings, flooring as well as adhesives and sealants. In addition, this building is equipped with a mechanical system that adequately circulates air and brings in fresh air which is dehumidified before being introduced indoors.

Smoking is prohibited inside the project building, also is prohibited outside the project building except in designated smoking areas.

This project has been conceived, designed and constructed using an **integrated design team approach**. This means that professionals of every area required to build this building and certify it as LEED have discussed the opportunities and shortcomings of every step along the design and construction process. The result is a smarter more efficient building which will provide greater comfort to the occupants.

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