
Building Design Guidelines (Site)



Building Design Guidelines

For Site Projects

Directions:

The intent of this document is to provide guidance in the development of a resource that can be shared with occupants and tenants of the project to encourage best practices in design.

SECTION 1: Implementation

The Healthy Building Design Guidelines for Site Projects must apply to the following required areas:

Use only the below implementation section relevant to the specific project:

COMMERCIAL + INDUSTRIAL SITE

Applies to all buildings within the site.

COMMUNITY SITE

Applies to all buildings within the site.

SECTION 2: Design Guidelines

Qualifying Healthy Building Design Guidelines must include all of the following:

- Include a mission statement to promote the health and wellbeing of occupants.
- Encourages access to daylight through the following:
 - Outlines design strategies to maximize access to daylight within a building.
 - Qualifying strategies to maximize access to daylight may include but are not limited to the following:
 - for commercial buildings, positioning workspaces close to windows to maximize access

- to daylight.
- for all buildings, positioning common spaces close to windows to maximize access to daylight.
- for residential buildings, providing windows within dwelling units to maximize access to daylight.
- locating spaces that are not consistently occupied in central areas away from windows.
- including large windows, skylights and clerestory windows when possible.
- innovative architectural technologies available to direct daylight deeper into spaces, such as reflective louvers, light shelves, solar tubes, and dynamic light redirecting systems.
- providing a minimum window-to-wall ratio of 35%.
- ensure all windows have a minimum Visible light Transmittance (VLT) of 40%.
- Outlines the health benefits of access to daylight.
- Encourages access to views of nature through the following:
 - Outlines design strategies to maximize access to views of nature from workstations, common areas, and residential units within a building.
 - Qualifying strategies to maximize access to views of nature may include but are not limited to the following:
 - orienting building windows to areas with nature such as vegetation, greenery, trees, water bodies, or other such elements
 - for commercial buildings, positioning workspaces close to windows with views of nature
 - for all buildings, positioning common spaces close to windows with views of nature.
 - for residential buildings, positioning dwelling unit windows to areas with nature such as vegetation, greenery, trees, water bodies, or other such elements.
 - locating non-regularly occupied areas in central areas away from windows
 - including indoor natural elements such as green walls, indoor plants, water features, or other biophilic design features.
 - Outlines the health benefits of access to views of nature.
- Promotes the installation of anti-glare systems on building facades.
 - Qualifying anti-glare systems may include but are not limited to:
 - exterior architectural devices (Brise-soleil)
 - tinted facade glazing/windows
 - automated glazing systems.
- Constructs all mechanical areas to be located outside of flood-prone areas
- Constructs a main entrance in each building to egress onto one of the following pedestrian areas:
 - sidewalk
 - footpath
 - plaza

- garden
 - car-free zone.
- Promotes the inclusion of a publicly accessible space on the main building entrance floor.
 - Encourages entryway systems at all entrances, including pedestrian entrances from parking garages at each parking level, that are 10-feet or 3-meters in the direction of travel and at least as wide as the entrance.
 - Encourages the use of stairs through the following:
 - Locating a stair that connects all building floors and is open to all building occupants in an equally or more prominent area than escalators or elevators.
 - Outlines the health benefits of stair use.