BCOM Newsletter

DEPARTMENT OF GENERAL SERVICES
BUREAU OF CAPITAL OUTLAY MANAGEMENT
Serving Government. Serving Virginians.

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BCOM Newsletter is One Year Old

The BCOM Newsletter was initiated one year ago as a means to provide regular monthly updates regarding new and revised CPSM forms, CPSM revisions, and DEB Notices. The Newsletter replaced the previous method of sending ad hoc notifications to Agency Capital Outlay Mangers and Facility Officers with instructions to forward same to appropriate agency staff. Moving to a web-based, self-subscribe newsletter enabled the Bureau to make this information directly available to any agency staff who wished to subscribe, as well as to the agencies' private sector design consultants and contractors.

In addition to the items listed above, the BCOM Newsletter also includes articles penned by the Bureau's professional staff on various building code, accessibility, project budgeting, and project procurement topics and well as information and guidance and on selected technical issues.

This communication tool has been well received and the Bureau now has approximately 500 Newsletter subscribers. We welcome any suggestions from our subscribers to improve the Newsletter content. Suggestions for future topics or other comments may be submitted to the Bureau's capout@dgs.virginia.gov email address. If you are aware of associates who might benefit from these newsletters, please direct them to the BCOM Newsletter webpage to subscribe.

CPSM Forms Update

The following CPSM form was recently revised:

- DGS-30-104 (CO-12) Schedule of Values and Certificate for Payment (Revised 12-15)

Please download Form DGS-30-000, Capital Outlay Forms Master List for a complete listing of the latest version of each CPSM form. All current forms may be downloaded from the DGS Forms Center. If a prior version of a form is required, please contact capout@dgs.virginia.gov.

Motion Sensor Controlled Egress Illumination

To facilitate the use of Green Building concepts, BCOM has determined that occupancy sensors may be used to control *means of egress* lighting. This practice is consistent with the Green Construction Code and will result in reduced energy consumption and lower electricity costs to building owners and tenants.

VCC Section 1006.1 requires that the *means of egress*, including the exit discharge, shall be illuminated at all times that the building space served by the *means of egress* is occupied. Little guidance is given for the use of occupancy sensors to determine when a building is occupied in the VCC, however, 2012 NFPA 101 Section 7.8.1.2.2 permits the use of occupancy sensors for the control of *means of egress* lighting.

The intent of both the VCC and NFPA 101 is that the *means of egress* be illuminated while the building is occupied. Occupancy sensors are permitted to be used for this purpose if all of the following are met:

1. Occupancy sensors shall:
    a. be installed throughout the building to provide full coverage of all areas.
    b. incorporate both infra-red and ultrasonic technologies within each sensor device.
    c. be equipped with a time-delay (off) function and shall be set for minimum 15-minute duration.

2. The *means of egress* must be illuminated for the entire floor whenever an occupant is sensed anywhere on that floor.

3. Elements of the *means of egress* that serve all floors shall be illuminated whenever an occupant is sensed anywhere within the building. This shall include, but not be limited to, stairways and common lobbies such as main building lobbies and elevator lobbies.

4. *Means of egress* illumination located outside of the building or on the exterior of the building shall not be controlled by occupancy sensors. Typically, this lighting is controlled by photocell(s) and this practice continues to be acceptable.

5. In buildings where a fire alarm system is provided, the *means of egress* lighting shall be illuminated upon activation of the fire alarm system.

6. The design and sequence of operation of the occupancy sensing system shall be included in the electrical plans submitted for permit and sealed by the electrical design engineer. The *means of egress* shall be clearly defined on the architectural plans.

Emergency means of egress illumination required by VCC Section 1006.3 shall not be controlled by occupancy sensors. Note: if the same luminaires are utilized for both normal *means of egress* illumination (VCC 1006.1) and *emergency means of egress* illumination (VCC 1006.3), then occupancy sensor control of these luminaires must be by-passed in the event of normal power supply failure by use of an emergency device listed for the purpose.

Definitions:

Means of egress. A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way.

Exit discharge. The portion of the *means of egress* that typically starts when the building occupants reach the exterior of the building at grade level and ends where the building occupants reach the public way.

Emergency means of egress. VCC Section 1006.3 requires that in addition to the *means of egress* illumination normally provided by the *premises' electrical supply*, an additional source of power for lighting the *means of egress* be installed so that in the event of power supply failure, an emergency electrical system (such as batteries or a generator) shall automatically illuminate specific areas of the building detailed in the code section.

Premises' electrical supply. (Paraphrased.) Typically the electric energy delivered from the utility company.

VEES 2012 IS COMING!

The *Virginia Energy Conservation and Environmental Standards*, better known as VEES was created as part of the *High Performance Building Act*. The standard was designed to give state agencies a method of compliance that did not involve the costs and complexities associated with pursuing LEED® or Green Globes™ certification. Originally designed around the public version 1.0 of the *International Green Construction Code* as published by the International Code Council, Inc. (ICC), the standard has since become outdated by the adoption of the 2012 Virginia Uniform Statewide Building Code (VUSBC).

The new version of VEES has been titled the 2012 edition to signify its conformance to the current 2012 code cycle and is based on the 2012 *International Green Construction Code*, published by the ICC with several amendments. The new standard with the applicable amendments will become part of the *Construction and Professional Services Manual* (CPSM) as appendix V in its next edition.

One of the most significant changes to VEES is the deletion of the VEES matrix. This was removed to simplify VEES. That is not to say that there is no longer a path for exemptions when necessary. Should an agency find, that due to special circumstances, compliance with a particular section of the standard makes construction or renovation impracticable; the agency will need to request a special exemption from BCOM in writing.

Also in keeping with the 2012 *Virginia Energy Conservation Code* (VECC), low energy buildings have been exempted from VEES. Occasionally the Commonwealth constructs buildings such as VDOT chemical storage buildings and other structures that by design and purpose use less than 3.4 Btu/h*ft^2. By their nature these buildings are already high performance and are exempt from complying with the envelope requirements of the VECC in accordance with section C101.5.2.

The 2012 VEES gives state agencies some flexibility with regard to incentive parking for high-occupancy and low-emission vehicles, to implement those requirements where advantageous. The Commonwealth constructs buildings of all scales, both in densely populated urban areas and in very remote rural areas. This flexibility will allow agencies to implement these incentives at facilities where they may be taken advantage of, and omit them at facilities where the incentive parking would add to the hardscape and not be used.

It is important to note that VEES provides a prescriptive compliance path only. This is to simplify VEES and streamline the process. While prescriptive compliance should be attainable for most of buildings constructed by the Commonwealth of Virginia; in those rare cases were a performance based compliance path is desirable the building would need to seek either LEED® Silver or Green Globes™ 2-Globes minimum certification.

The 2012 VEES is designed to provide an alternative compliance path to the *High Performance Building Act* and integrate more fully with the current 2012 VUSBC.
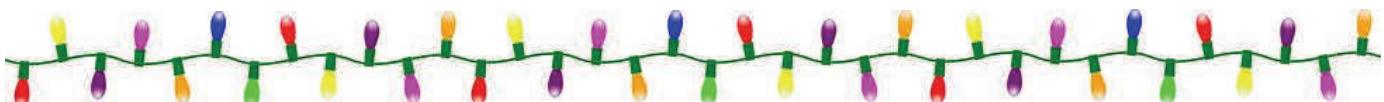
Look for it coming soon!

Forgot BITS Password ?

An easy way for BITS users to reset their passwords is as follows:

1. Go to the BITS login page at https://bits.dgs.virginia.gov and click on the "Forgot Password" link. This will direct the user to the second page illustrated below.

2. Type in your BITS User Name. (Some users err at this step by keying in their email address, rather than their pre-assigned BITS User Name.)

3. Click on the button labelled "Request Password Reset".

4. Clicking on the "Request Password Rest " button, will cause BITS to send an email to the user's email address. This is to authenticate the requestor as the actual BITS user. Check your email inbox for this message and then click on the "Reset Password" button.

5. Enter your new password. Be sure to follow the password naming conventions that are listed.

6. Enter your new password a second time.

7. Click the "Reset Password" button.

HAPPY HOLIDAYS FROM THE BUREAU OF CAPITAL OUTLAY MANAGEMENT