

USEFUL STRATEGIES FOR

GREEN BUILDING & RECYCLING AT CONSTRUCTION JOB SITES

WHITE PAPER

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Considering the environmental impact of buildings as a whole, **it's no surprise green construction is a growing trend.**


Managing a job site in the construction industry means long hours and lots of involved work. Job site managers have to wear many hats and address a wide variety of issues that inevitably arise as a new building takes shape. Concerns from labor management to timelines and budgets are all well-known, but a newer issue is growing more important as an increasing number of green building projects seek the Leadership in Energy and Environmental Design certification.

Sourcing and using environmentally friendly materials is critical when seeking LEED certification, but the process doesn't end there. Construction firms must also recycle all materials appropriately - a major, long-term and complicated task - and faithfully gather data about the entire construction process. Finding the right support from third parties is critical for compliance with LEED rules and a positive outcome as the project progresses.

THE INCREASING POPULARITY OF GREEN CONSTRUCTION

Considering the environmental impact of buildings as a whole, it's no surprise green construction is a growing trend. Buildings account for nearly 40 percent of all carbon dioxide emissions in the country. LEED certification means, on average, 34 percent lower carbon dioxide emissions, a 25-percent reduction in energy use and 11 percent less water use¹. It can also lead to lower maintenance, operation and energy use costs in the short and long terms. Green structures also realize higher occupancy rates - reaching as high as 18 percent - and an average increase in net operating income of 5.9 percent³.

One of the clearest indications of the rising application of green construction principles is the rapid growth of the sustainable materials market. It's expected to reach \$187 billion by 2026, following a 11.6 percent



Careful planning is one of the most important parts of a successful green construction project.

compound annual growth rate.² Green construction will only become more common as time goes on.

MANAGING AND REDUCING WASTE CREATION ON GREEN JOB SITES

Beyond purchasing building materials that meet green building standards, much of the effort on the construction side of LEED-certified projects is related to effective management of those materials and disposing of waste and remnants properly. Similarly, job site managers also have to maintain detailed records of where and how waste materials are disposed of.

How can your project create an efficient, clear and useful path toward a green building and potential LEED certification? Some effective strategies include:

PLAN AHEAD AS MUCH AS POSSIBLE

Careful planning is one of the most important parts of a successful green construction project. On a practical level, it's far easier to reduce waste when little excess material is purchased in the first place. This approach involves a significant amount of work early on, potentially more than job site managers and other project supervisors are used to - especially when there isn't much green building experience among them. However, drilling down deep into projections for necessary supplies to remove excess material both lowers costs and reduces the amount of excess that needs to be addressed at the end of a project. It also cuts down on the carbon impact of transportation needs such as deliveries.



Effective recycling of project waste is a critical component of green building and LEED certification.

REUSE AND RECYCLE ACROSS THE PROJECT

Effective recycling of project waste is a critical component of green building and LEED certification. One of the most effective ways to do so is on the job site. Maintaining storage areas where lumber, sheet metal and many other components of construction can be stored and accessed by staff reduces waste. Job site leaders should encourage workers to check what's stocked in these reuse piles before starting to use entirely new materials, especially when taking on small projects and repairs. This strategy yields benefits throughout the life of the project.

FIND AN EFFECTIVE PARTNER FOR MANAGING RECYCLING AND DISPOSAL

The LEED requirements for disposing of used materials stretch far past the waste itself. Beyond the need to use post-consumer recycled content,

for example, is the requirement that disposal facilities must be in the local area to keep carbon emissions from transport low. Following the right processes isn't enough, either. These actions have to be carefully documented and eventually shared with the Green Building Certification Institute for LEED certification.

Finding the right third party to facilitate recycling that rigorously follows LEED guidelines and gathers the necessary data about the process can mean the difference between a successful project and one that faces major difficulties when seeking accreditation. A great partner is ready to help projects succeed no matter where they're located in the country and can leverage large networks of local recyclers to create the best possible outcome.

WHY QUEST STANDS OUT FROM THE COMPETITION

At Quest, we're ready to leverage our extensive national network of

Working with Quest also means around-the-clock access to our team of in-house environmental experts.

recycling service subcontractors to provide the most efficient and relevant recycling results for your project. We work hard to understand the specific needs of individual job sites and then design a unique plan that takes them all into account. Our singular focus on waste minimization means we're ready to handle all of the potential waste streams that arise from a green construction project, from drywall and concrete to wiring, plastic and cardboard, as well as municipal and hazardous waste.

Working with Quest also means around-the-clock access to our team of in-house environmental experts. Your dedicated account management team assigns rigorously vetted recycling companies to collect your waste streams, continuously monitors their performance, schedules all services, verifies disposal is in line with LEED

requirements and delivers detailed data to Q Link, our online business intelligence platform. Here, you can track progress and see the exact information that will eventually be submitted through LEED's online tool for certification.

Quest has secured close to 70 LEED certifications for a variety of portfolios of properties across the U.S.

As you look for the best possible partners to help your green building project prosper, turn to Quest for complete, experienced and focused assistance in these critical areas.

Click [here](#) to get started and see how Quest can help you reduce waste and save time and money.

Sources: ¹ <https://www.usgbc.org/articles/green-building-facts> | ² <https://www.constructiondive.com/news/report-international-sustainable-materials-market-to-reach-187b-by-2026/508107/> | ³ <http://www.buildingefficiencyinitiative.org/sites/default/files/legacy/InstituteBE/media/Library/Resources/Green-Buildings/Green-Building-Valuation-Fact-Sheet.pdf> | ⁴ <https://www.epa.gov/smm/best-practices-reducing-reusing-and-recycling-construction-and-demolition-materials> | ⁵ client notes/discussion

