

AIA SATHORN TOWER | LEED

In addition to the green building features that AIA Sathorn Tower initially has, AIA aims to extend its sustainability by elevating the operation and management of the building to meet the criteria of LEED (Leadership in Energy and Environmental Design) which is a green building rating system established by the U.S. Green Building Council. Currently the building is pursuing LEED for Building Operations and Maintenance Version 4 which is the newest version of LEED. This will improve the building operations and maintenance in the following areas;

- **Site management: Hardscape and landscape**
- **Indoor and landscape water use reduction**
- **Building system maintenance and effective operation**
- **Indoor air quality Management**
- **Green and healthy interior cleaning**



Site management: Hardscape and landscape

- Zero use of fuel-powered equipment to reduce toxic pollution
- Cut down on the use of chemical fertilizers and cleaning agents
- Make use of on-site landscape waste as natural fertilizer
- Remove unwanted plants by non-chemical means
- Prevent debris from entering drainage system to reduce overflow



Indoor and landscape water use reduction

- Install water meters to examine usage by category and set target to reduce water consumption
- Adjust landscape watering system according to climate
- Inspect regularly for any point of leaks



Building system maintenance and effective operation

- Regulate and control building energy consumption with Building Automation System
- Analyze building energy usage for possible means of additional savings
- Maintain building efficiency by systematic preventive maintenance plan



Indoor air quality management

- Provide fresh air system to promote good indoor ventilation
- Use Variable Air Volume (VAV) System for air-conditioning to maintain comfort temperature
- Inspect and ensure that air distribution system is clean and in good condition



Green and healthy interior cleaning

- Use Green Seal certified chemical cleaning agent which are low in toxic content
- Cleaning equipment follows LEED background noise level restriction
- Promote hand hygiene by providing gel hand sanitizers in elevator halls