



THINKING
GREEN.

HSBC

HSBC Mortgage Services' Corporate Headquarters is an 182,000 square foot, Class A, 4½ story building located in the Greater Charlotte metropolitan area. The \$30 million facility represents the company's flagship for sustainability or LEED qualification in North America and is the first office building in Lancaster County, South Carolina to meet that qualification.

The following sustainable, creative and innovative features are embedded into the HSBC building:

- Irrigation system that includes the use of rain gardens to collect a sufficient amount of water for 100% of the property's irrigation needs
- Bicycle storage racks and shower facilities are provided to allow building occupants the option of riding bicycles to work
- Charging stations for electric cars
- Site work design provides minimum runoff during storms
- Highly reflective roof that reduce the "heat island effect" and decreases energy use and site lighting that does not project light into the nighttime sky
- Water efficient plumbing fixtures (including waterless urinals)
- Energy efficient air conditioning systems that don't use chemicals that harm the ozone layer or CFC refrigerants which also contribute to global warming
- Excellent indoor air quality by the distribution of the proper outdoor air quantities to the spaces occupied by people
- Monitoring of the carbon dioxide levels; ventilation quantities are automatically increased in areas that show an unacceptable build-up of carbon dioxide
- Control of indoor chemical and pollutant sources by isolating them into rooms with an exhaust system designed to remove the air in these spaces from the building
- High standard of thermal comfort control and a permanent automation system to verify and control comfort
- 90% of the occupants of the building have a view of the outdoors
- 10% of the building is made of recycled material
- 20% of the building is made from locally manufactured products
- Materials are sourced within 500 miles of the property locations to minimize energy use in transportation
- Wood used is from managed forests with no wood from rare or endangered trees
- Highly reflective landscaping provides reduced heat buildup on the site and designs are reviewed and building system are tested by an independent third party to assure optimum efficiencies
- Development of an automation system that provides tracking of energy use for individual systems to analyze any future degeneration of efficiencies
- Power for the building is provided by renewable energy source placed into the national electrical grid
- Materials used for construction, painting, and furnishings have low or no volatile organic compounds. Other harmful chemical are also excluded
- Finally, the housekeeping will be "Green" and will comply with the "Greenseal" standards of LEED

