

2025
SUSTAINABILITY
ACTION PLAN



JOHNSON FAIN

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OUR AIA 2030 COMMITMENT

On July 27, 2021, Johnson Fain signed onto the AIA 2030 Commitment program, focused on carbon-neutral buildings.

During the past 36 plus years of professional experience, Johnson Fain has established itself as an architecture, planning and interior design firm known for its creative approach to the built environment. We have embraced a sustainable approach to our philosophy and design process including how we operate as a firm.

Our role and duty as architects includes advocating for sustainable solutions in our projects, as well as the building industry, to reduce greenhouse gas emissions with the intent of limiting global warming below 1.5 degrees Celsius compared to pre-industrial levels. Johnson Fain is committed to the larger sustainability mission as adopted by the 196 Parties at COP 21 in Paris on December 12, 2015 and entered into force on November 4, 2016. The JF Sustainability and Resilience Lab is proactively advancing our approach to embodied carbon tracking in response to California's Mandatory Embodied Carbon Code Changes, which took effect in July 2024.

To prepare our firm for compliance, we are assessing a range of whole-building life cycle assessment (WBLCA) tools, assembly-specific design strategies, and product-level embodied carbon calculators to determine the most effective solutions for empowering designers. Additionally, we are educating our staff on the three compliance paths outlined in the new regulations, ensuring that our team is equipped to integrate embodied carbon reduction strategies into every stage of the design process.

In tandem, the JF Sustainability and Resilience Lab is addressing operational carbon by establishing clear building performance goals and emphasizing the importance of energy performance from a carbon impact perspective. As a first step, we are developing shoebox energy models and setting EUI targets for every project, ensuring that carbon conscious decision-making begins early in the design process. These targets are displayed alongside project imagery in our studio spaces, serving as a constant visual reminder of our commitment to reducing operational carbon through thoughtful, performance-driven design.



OPERATIONAL **ACTIONS**



Johnson Fain Staff



Johnson Fain Collaboration



Johnson Fain utilizes sustainable materials

With our deep rooted belief in sustainability, we have taken numerous steps to focus our operations to be environmentally positive.

Energy Use

- Using Energy Star rated equipment and appliances
- Replacing incandescent lamps with energy efficient lighting
- Installing occupancy sensors in meeting rooms and other common areas

Supplies and Waste Reduction

- Implementing policies for purchasing environmentally friendly office supplies, kitchen supplies and cleaning supplies
- Implementing a firm-wide recycling policy
- Implementing sustainable printing policies
- Primary use of electronic documentation in lieu of printing
- Reduce food waste, donate to unhoused community
- Studio utilizes sustainable materials

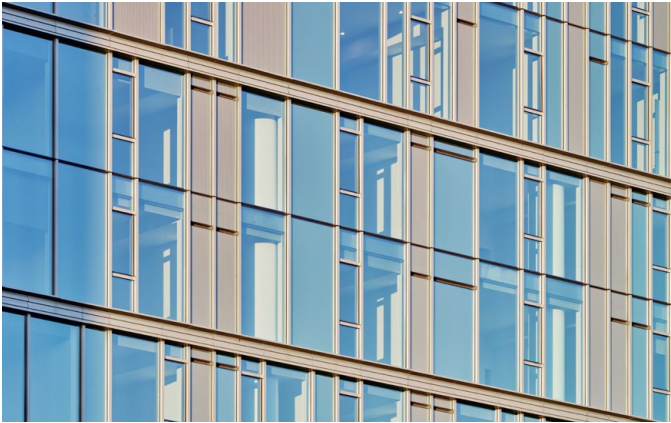
Transportation and Meeting

- Incentivising employees to use public transit
- Office is located near public transit
- Using virtual technology for meetings and presentations
- Annual Monthly JF Commuter Challenge

Employee Well-Being

- Modifying work week, including half-day Fridays
- Reducing the firm's carbon footprint with a hybrid schedule and employees driving to work only 3 days a week
- Personalizing workstations with expanded spacing, increasing the volume of air and light available to every employee

SUSTAINABLE GOALS



Figueroa Eight, 2024, Los Angeles, California



First Americans Museum, 2021, Oklahoma City, Oklahoma



First Americans Museum, 2021, Oklahoma City, Oklahoma

Johnson Fain is committed to setting quantifiable and achievable goals for every project.

- Design all projects to meet the AIA 2030 Commitment targets
- Discuss the firm's AIA 2030 Commitment with every client
- Baseline Energy Use Intensity (BEUI) and Predicted Energy Use Intensity (PEUI) will be reported on QM checklists at milestone phases of design
- Baseline Water Use Intensity (BWUI) and Predicted Water Use Intensity (PWUI) will be reported on QM checklists at milestone phases of design
- Each project team will have a dedicated team member responsible for reporting and tracking at the multiple milestones
- At the time of projects being submitted for permitting, AIA 2030 challenge data to be input into the DDx
- Johnson Fain's Sustainability and Resilience Lab meet monthly to monitor, track and log project sustainability metrics progress

DESIGN PROCESS



Project VR Walkthrough



Amgen Headquarters, Thousand Oaks, California



Johnson Fain utilization of technology

Johnson Fain is a multidisciplinary firm of urban designers, interior designers and architects that are committed to an integrated, sustainable and collaborative design process. We seek to create environmentally responsible solutions for all of our projects.

- Integrate sustainable design goals into every initial team and client meeting
- Analyze each project site to identify project constraints and opportunities to guide proper building solutions
- Integrate a LEED Checklist to track goals of every project, regardless if project is pursuing certification
- Utilize Building Information Modeling (BIM) software, including a detailed 3D model that is fully coordinated with all our consultants
- Incorporating energy modeling and carbon accounting software throughout design process
- Promote whole building electrification and carbon reduction strategies
- Encourage our clients to incorporate the use of renewable energy on their project
- Challenge our engineers and design consultants to creatively maximize sustainable strategies
- Integrate life-cycle cost analysis into material and system selections criteria

STAFF TRAINING & OUTREACH



Hall of Records - Regional Planning Department, 2024, Los Angeles, California



Paramount Library, 2024, Paramount, California



Paramount Library, 2024, Paramount, California

Johnson Fain is committed to communicating our belief in sustainable design.

- The website has a dedicated page with detailed information about the value of sustainable design along with showcasing our own projects and highlighting their sustainable achievements
- The firm's marketing material includes sustainable aspects of the firm that define our design philosophy and highlights the benefit of sustainable design
- Our firm participation in conferences, publishes articles, hosts and participates in local events promoting sustainability, etc.
- Promoting sustainability contributions through social media
- Host educational seminars on sustainability and resiliency

Johnson Fain is committed to the professional development of its employees. We believe education is the foundation of resilient and sustainable design.

- The company has launched a LEED accreditation initiative with a target of increasing LEED accredited staff
- Study materials are provided for the LEED exams
- Incentives for employees who earn accreditation in sustainable programs
- Internal sustainability educational sessions
- Staff leadership in the community through Passive House, AIA | LA COTE, USGBC, etc.
- Staff access to Sustainable Materials Library

PATH TO NET ZERO

Example document created by Johnson Fain and presented to our clients to educate and advocate for sustainable design.

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THE PATH TO NET ZERO

When determining the Net Zero opportunities, the team shall review and align the project's budget and energy use scope. It is advised that the project pursue **LEED Zero Energy and LEED Zero Carbon** according to the **US Green Building Council (USGBC)** certification standards. This requires the project to be registered as **LEED for Building Design and New Construction (BD+C)**. The building will **offset the project's site & source energy, operational energy, and occupant transportation with on-site energy, or carbon offsets**. In addition to the USGBC certification, the project will build a narrative around embodied carbon by benchmarking the existing building against a new building of similar scale to convey the **carbon savings** due to the recycling of the existing structure.

Components of LEED Zero Energy

- Develop policies and active strategies for load reduction
- Utilize passive strategies to reduce loads
- Optimize HVAC systems
- Optimize lighting systems
- Use energy recovery techniques
- Use on-site renewable
- Partner with off-site energy renewables
- Continuously return and reassess occupant performance
- Optimize building operations maintenance

Components of LEED Zero Carbon

- Evaluate and benchmark the building's carbon footprint early in the design phase
- Maximize the efficiency of HVAC systems
- Design an envelope with continuous insulation
- Use state-of-the-art lighting and daylighting
- Specify recycled content materials
- Economize the building's water consumption
- Provide renewable energy
- Design a façade that responds to specific solar orientation
- Design for an all-electric building

Additional certifications to build resiliency and increase the validity of the building in the marketplace

- WELL building standard
- International Passive House Association standard (energy only)
- Fitwel certification
- US Resiliency Council

CONTEXT

The California Energy Efficiency Strategic Plan established a target of 100% of new commercial buildings and 50% of existing commercial building to be Zero Net Energy by 2030. The California Energy Commission, who develops standards for new construction every three years, will require all new buildings to be electric-ready under the 2023 code. Positioning buildings to be less dependent on fossil fuels with high efficiencies is critical for a successful Net Zero design. Designing sustainable strategies into [insert project address] as a Net Zero building produces a resilient design that transcends modifications in the energy codes, withstands elevating environmental demands, and retains validity in the marketplace while delivering a project that is adaptable to a changing future.

HEALTHY MATERIALS PLEDGE

Johnson Fain has pledged to utilize healthy materials to ensure healthier, more sustainable practices.

January 30, 2025

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MATERIAL PLEDGE STATEMENT

Johnson Fain is committed to advancing healthier, more sustainable design by embracing the AIA Material Pledge. Our Material Pledge Statement underscores **our dedication to fostering transparency, ethical sourcing, and innovation in materials**, ensuring that our work aligns with **the highest standards of human health, climate resilience, and ecosystem protection**.

By integrating these values, we uphold a commitment to creating positive outcomes for clients, communities and the planet by following these the five pledge principles:

1. **Human Health:** We aim to prioritize materials and products that enhance human well-being throughout their lifecycle, eliminating the use of hazardous substances.
2. **Social Health and Equity:** We focus on sourcing materials and products from manufacturers who uphold human rights, ensuring positive social impacts for workers and the communities they serve.
3. **Ecosystem Health:** Our goal is to select materials and products that not only preserve but regenerate natural ecosystems, supporting the balance of air, water, and biodiversity through sustainable supply chain practices.
4. **Climate Health:** We are dedicated to reducing carbon emissions by using materials and products that lower embodied carbon and contribute to carbon sequestration.
5. **Circular Economy:** We design with adaptability, durability, disassembly and reuse in mind, aspiring to minimize waste and move toward a zero-waste goal by adopting circular approach.

To achieve our commitment to the AIA Material Pledge, here is the comprehensive action plan that we will follow in our practice:

Before the Project:

1. Set material goals such as **prioritizing regenerative and low-carbon materials**, supporting circular economy practices.
2. Simplify material palette to **reduce the number of materials needed**.
3. Compare materials against baseline sustainability criteria and **prioritize optimized options**.
4. Design for **deconstruction, disassembly, and reuse** by considering how each material interacts within its system (mechanical fasteners vs. adhesive).
5. Specify certification requirements using third-party resources (Material Bank, mindful MATERIALS, HPD Collaborative – Resources Tab, etc) to **maximize the number of materials or products that comply** with these standards.
6. Consider material maintenance of each material type.

During the Project:

1. Provide sustainable materials options to clients and encourage them to prioritize these options in their projects.
2. Collaborate with sustainable suppliers who promote sustainable practices.
3. Educate our employees, engineers and contractors about Material Pledge and sustainable material options to foster a culture of sustainability within the project.
4. Optimize for reuse of existing materials on-site and within the design phase, integrating flexibility to support future change without large material waste.

HEALTHY MATERIALS PLEDGE

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After the Project:

1. Conduct a post-occupancy evaluation on material performance in real use conditions, evaluating their durability, maintenance needs, and user health impacts.
2. Keep a record of material successes and challenges from the project to inform future design and material selections.
3. Collect feedback from the client on the material choices, how they are performing, and how they align with their sustainability goals, adjusting approaches for future projects.

Regular In-Office Practices:

1. Perform **routine assessments of the materials library** to ensure the office is using and specifying sustainable, compliant materials.
2. Regularly **educate staff through Lunch & Learns on sustainable materials**, AIA Material Pledge, and advancements in product transparency tools like mindful MATERIALS, etc.
3. Request manufacturers submit comprehensive sustainability documentation, such as Environmental Product Declarations (EPDs) or Health Product Declarations (HPDs) for Johnson Fain's review of all materials and products considered for our material library. Prioritize products that are Red List compliant, while discouraging materials where only Safety Data Sheets (SDS) or Material Safety Data Sheets (MSDS) are available.
4. Evaluate all products containing "Chemicals of Concern" as identified by the EPA and Red List, including compounds like Polyvinyl Chloride (PVC), Halogenated Flame Retardants, Hexavalent Chromium, Phthalates, Formaldehyde, and Bisphenol A (BPA). Develop a phase-out plan to eliminate these materials from our specifications to protect the health of both people and the planet.
5. Build **long-term relationships with manufacturers and suppliers** who are committed to sustainability, ensuring consistent access to responsible products.
6. Maintain internal databases of materials to track the firm's progress on sustainability material goals, allowing staff to see how their projects align with AIA Material Pledge.
7. Actively participate in industry discussions, **advocating sustainable material use across the industry**.



Suma Spina
Director of Interiors