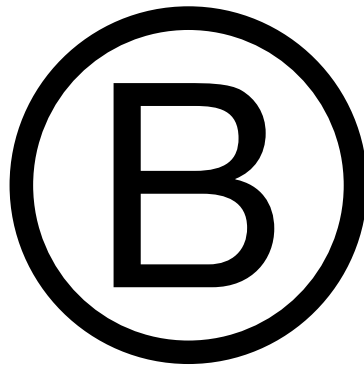


Certified



Corporation[™]



bcorporation.net

B Resource Guide:
LEED Standards and Certification



B Resource Guide: *LEED Standards and Certification*

What's in this Guide:

- I. Definition: What is LEED?
- II. How do I find the LEED Ratings that apply to me?
- III. How do I get LEED Certified?
- IV. Tips for Getting LEED Certified
- V. Helpful Websites

I. Definition: What is LEED?¹

LEED is the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance.

LEED provides three levels of support:

1-The LEED Rating System. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria. Anyone can incorporate practices that adhere to LEED ratings criteria without being officially certified.

2. LEED Project Certification System. LEED certification provides independent, thirdparty verification that a building project meets the highest green building and performance measures. All certified projects receive a LEED plaque, which is the nationally recognized symbol demonstrating that a building is environmentally responsible, profitable and a healthy place to live and work. In November 2007, fees for certification ranged from \$2000 to \$23,000.

3- LEED Professional Accreditation. LEED Accredited Professionals (LEED APs) have demonstrated a thorough understanding of green building practices and principles and the LEED Rating System. More than 40,000 people have become LEED APs since USGBC launched the Professional Accreditation program in 2001.

Who Uses LEED:

Architects, real estate professionals, facility managers, engineers, interior designers, landscape architects, construction managers, lenders and government officials all use LEED to help transform the built environment to sustainability. State and local governments across the country are adopting LEED for public-owned and public-funded buildings; there are LEED initiatives in federal agencies, including the Departments of Defense, Agriculture, Energy, and State; and LEED projects are in progress in 41 different countries, including Canada, Brazil, Mexico and India.



B Resource Guide: *LEED Standards and Certification*

Benefits of LEED:

As the green building sector grows exponentially, more and more building professionals, owners and operators are seeking the benefits of LEED certification. Green design not only makes a positive impact on public health and the environment, it also reduces operating costs, enhances building and organizational marketability, potentially increases occupant productivity, and helps create a sustainable community. LEED fits into this marketplace by creating rating systems that are voluntary, consensus-based, marketdriven, based on accepted energy and environmental principles, and they strike a balance between established practices and emerging concepts.

II. How do I find the LEED Ratings that apply to me?

The LEED ratings are available for all building types including new construction and major renovation; existing buildings; commercial interiors; core and shell; schools, and homes. Downloadable standards for each are available on the US Green Building Council website. Versions are updated periodically. See: <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=222>

III. How do I get LEED-Certified?²

Projects earn LEED points for satisfying specific green building criteria within each of the six LEED credit categories. The six areas are: sustainable site development, water savings, energy efficiency, materials selection, indoor environmental quality, and innovation in design.

The number of points the project earns determines the level of LEED Certification the project receives. LEED certification is available in four progressive levels: Certified, Silver, Gold, and Platinum.

Project teams interested in obtaining LEED certification for their project must first register online. See: <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=65> for both registration forms and current fee schedule. Fees include a registration fee and then various certification fees for new or existing construction. Total range in fees as of November 2007 range from \$2000 (for existing construction less than 50,000 square feet that joins the membership of the US Green Building Council) to \$24,000 (for new construction over 500,000 square feet for a non-member). To be certified, the applicant project must adequately document achievement of all of the prerequisites and achieve a minimum number of points.

There are also some rebate programs. For example, Projects that are awarded LEED Platinum certification will receive a rebate for all certification fees, within certain categories of buildings.

IV. Tips for Getting LEED Certified³

Set a clear environmental target. Before you begin the design phase of your project, decide what level of LEED



B Resource Guide: *LEED Standards and Certification*

certification you are aiming for and settle on a firm overall budget.

Engineer for Life Cycle Value. As you value-engineer your project, be sure to examine green investments in terms of how they will affect expenses over the entire life of the building. Many energy-saving features allow for the resizing or elimination of other equipment, or reduce total capital costs by paying for themselves immediately or within a few months of operation. Prior to beginning, set your goals for “life cycle” valueengineering rather than “first cost” value-engineering.

Hire LEED-accredited professionals. Thousands of architects, consultants, engineers, product marketers, environmentalists and other building industry professionals around the country have a demonstrated knowledge of green building and the LEED rating system and process -- and can assist you in meeting your LEED goal. These professionals can suggest ways to earn LEED credits without extra cost, identify means of offsetting certain expenses with savings in other areas and spot opportunities for synergies in your project.

A searchable database for LEED Accredited Professionals is available at:
<http://www.leadbuilding.org/LEED/AP/ViewAll.aspx?CMSPageID=1585>

V. Helpful Websites

- US Green Building Council

<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>

The U.S. Green Building Council (USGBC) is a non-profit organization committed to expanding sustainable building practices. USGBC is composed of more than 12,000 organizations from across the building industry that are working to advance structures that are environmentally responsible, profitable, and healthy places to live and work. USGBC developed and maintains the LEED rating system and certification process.

- USGBC's Green Building Links

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=76>

USGBC's Green Building Links is contains hundreds of links to websites related to local and regional green building associations, building codes and standards, case studies, etc.

- USGBC's Project Profiles

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=1721>

Read reports of various LEED certifiants, including a hotel, a school, an office building, a retailer, and homes.

¹ <http://www.usgbc.org/Default.aspx>

² <http://www.usgbc.org/Default.aspx>

³ <http://www.nrdc.org/buildinggreen/leed.asp>