

LEED

WHAT IS



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LEED stands for green building leadership.

LEED certified buildings save money and resources and have a positive impact on the health of occupants, while promoting renewable, clean energy.

LEED, or Leadership in Energy & Environmental Design, is a green building certification program that recognizes best-in-class building strategies and practices. To receive LEED certification, building projects satisfy prerequisites and earn points to achieve different levels of certification. Prerequisites and credits differ for each rating system, and teams choose the best fit for their project.

LEED CREDIT CATEGORIES

Each rating system groups requirements that address the unique needs of building and project types on their path towards LEED certification. Once a project team chooses a rating system, they'll use the appropriate credits to guide design and operational decisions.



LEED LEVELS OF CERTIFICATION

The number of points a project earns determines the level of LEED certification.

There are four levels of certification – the number of points a project earns determines the level of LEED certification that the project will receive.



LEED CERTIFICATION PROCESS

Certification begins with rating system selection and project registration. The project team then prepares documentation for all prerequisites and for the credits the team has chosen to pursue. When submitted for certification, a project goes through preliminary and final reviews. The preliminary review provides the project team with technical advice on credits that require additional work for their achievement, and the final review contains the project's final score and certification level. The latter can be accepted or appealed in cases where the team believes additional consideration is warranted.

There are four possible levels of certification that can be achieved by exceeding the following point thresholds:

- Certified 40–49 points
- Silver 50–59 points
- Gold 60–79 points
- Platinum 80 points and above

LEED RATING SYSTEMS

There are five rating systems that address multiple project types:



Building Design and Construction (BD+C)



- **New Construction and Major Renovation:** Addresses design and construction activities for both new buildings and major renovations of existing buildings. This includes major HVAC improvements, significant building envelope modifications and major interior rehabilitation.
- **Core and Shell Development:** For projects where the developer controls the design and construction of the entire mechanical, electrical, plumbing, and fire protection system—called the core and shell—but not the design and construction of the tenant fit-out.
- **Schools.** For buildings made up of core and ancillary learning spaces on K-12 school grounds. Can also be used for higher education and non-academic buildings on school campuses.
- **Retail.** Addresses the unique needs of retailers—from banks, restaurants, apparel, electronics, big box and everything in between.
- **Data Centers.** Specifically designed and equipped to meet the needs of high density computing equipment such as server racks, used for data storage and processing.
- **Warehouses and Distribution Centers.** For buildings used to store goods, manufactured products, merchandise, raw materials, or personal belongings, like self-storage.
- **Hospitality.** Dedicated to hotels, motels, inns, or other businesses within the service industry that provide transitional or short-term lodging with or without food.
- **Healthcare.** For hospitals that operate twenty-four hours a day, seven days a week and provide inpatient medical treatment, including acute and long-term care.

Interior Design and Construction (ID+C)



- **Commercial Interiors.** For interior spaces dedicated to functions other than retail or hospitality.
- **Retail.** Guides retailers interior spaces used to conduct the retail sale of consumer product goods. Includes both direct customer service areas (showroom) and preparation or storage areas that support customer service.
- **Hospitality.** Designed for interior spaces dedicated to hotels, motels, inns, or other businesses within the service industry that provide transitional or short-term lodging with or without food.

Building Operations and Maintenance

(O+M)



- **Existing Buildings.** Specifically projects that do not primarily serve K–12 educational, retail, data centers, warehouses and distribution centers, or hospitality uses.
- **Retail.** Guides existing retail spaces, both showrooms, and storage areas.
- **Schools.** For existing buildings made up of core and ancillary learning spaces on K–12 school grounds. Can also be used for higher education and non–academic buildings on school campuses.
- **Hospitality.** Existing hotels, motels, inns, or other businesses within the service industry that provide transitional or short–term lodging with or without food.
- **Data Centers.** Existing buildings specifically designed and equipped to meet the needs of high density computing equipment such as server racks, used for data storage and processing.
- **Warehouses and Distribution Centers.** Existing buildings used to store goods, manufactured products, merchandise, raw materials, or personal belongings (such as self–storage).

Neighborhood Development



- **Plan:** certification is available to your neighborhood-scale project if it's currently in any phase of planning and design and up to 75% constructed. We designed this offering to help you or your developers market and fund your project among prospective tenants, financiers, public officials, etc. by affirming your intended sustainability strategies.
- **Project certification:** designed for neighborhood-scale projects that are near completion, or were completed within the last three years.

Homes Design and Construction



- **Homes and Multifamily Lowrise:** Designed for single family homes and multifamily buildings between one and three stories.
- **Multifamily Midrise:** Designed for midrise multifamily buildings between four and eight stories.