

Summary

Leadership in Energy and Environmental Design (LEED) is a framework for implementing green building design, construction, and operations and maintenance. It addresses the building lifecycle and recognises best-in-class approaches. It provides third-party verification of green buildings.

Certifying body: U.S. Green Building Council (USGBC) and Green Building Certification Institute (GBCI)

Applicable sectors					Award types				
General civil	Transport only	Buildings	Public realm	Community / precinct	Design	As built	Operation	Planning	Other

Country	<p>The USGBC is based in the US. However, LEED is used worldwide; there are LEED projects in more than 150 countries and territories. See the LEED International Roundtable for more information: http://www.usgbc.org/committees/international</p>	Sustainability criteria	<p>Main credit categories are: 1. Integrative Process 2. Location & Transportation 3. Sustainable Sites 4. Water Efficiency 5. Energy & Atmosphere 6. Materials & Resources 7. Indoor Environmental Quality.</p> <p>Additional LEED for Neighbourhood Development categories: 1. Smart Location & Linkage 2. Neighbourhood Pattern & Design 3. Green Infrastructure & Buildings.</p> <p>Two bonus categories: 1. Innovation 2. Regional Priority.</p> <p>LEED rating systems generally have 100 base points plus 6 Innovation points and 4 Regional Priority points, for a total of 110 points.</p> <p>Prior versions of LEED for Homes included an additional category (Awareness & Education) and were based on a 125-point scale, plus 11 Innovation & Design Process points.</p>	
Deployment & developments	<p>LEED was first released in 2000. As of May 2014, 14.7 billion square feet has been certified (excluding Neighbourhood Development certification), with 1.7 million square feet certified per day around the world. LEED has a range of rating systems for: building design and construction, interior design and construction, building operation and maintenance, homes, and neighbourhood development. In addition, each rating system may include adaptations for new construction and major renovation, existing buildings, core and shell, schools, retail, hospitality, healthcare, datacenters, and warehouses and distribution. There are also programmes to certify multiple buildings. The latest version of the rating system, LEED v4, was launched in November, 2013.</p>		Assessment: scoring, performance levels, evidence collection	<p>Certification levels for BD+C, ID+C, O+M & ND systems: Certified (40-49 points), Silver (50-59), Gold (60-69), Platinum (80+). For Homes, thresholds for certification levels depend on home size.</p> <p>BD+C and ID+C applications may be split into design and construction phases (this is a staging process only, there is no award for the design phase). LEED for ND projects may certify a neighborhood-scale plan and/or built project.</p> <p>A range of evidence is required, depending on the credit and project type. In addition to a LEED-specific form for each credit, typical evidence may include (but is not limited to) design and construction documents, calculations, photos, and narratives.</p> <p>Note: BD+C = Building Design and Construction; ID+C = Interior Design and Construction; O+M = Operations and Maintenance; ND = Neighbourhood Development; Homes = Home Design and Construction.</p>
Applicants	<p>Building owners, operators, designers, architects, facility managers, planners, contractors, engineers.</p>			<p>Some federal, state and local governments require LEED certification for public buildings and/or offer developers and owners financial and structural incentives linked to achieving a LEED rating. USGBC has worked with partner organisations to develop a set of national model green building codes and standards. See the International Green Construction Code for more information: http://www.iccsafe.org/CS/IGCC/Pages/default.aspx</p>
Government endorsement				

Support to applicants	<p>Registered projects have access to LEED Online (a tool for documenting achievements of credits, including forms, calculators, and additional guidance) and phone and online customer service providing access to project reviewers.</p> <p>There are 193,000 industry professional credential holders.</p> <p>Core project tools: a Credit Library describes credit intent and requirements and provides supplemental resources; Reference Guides (online and hardcopy) describe credits in more detail, including step-by-step guidance, calculations, examples, reference standards, etc.; an Addenda and Interpretations Database helps to clarify and interpret rating systems; a Regional Priority Credit Database lists regionally focussed credits; a Pilot Credit Database facilitates introduction of new credits. There is also an online forum associated with each credit and other numerous third party tools.</p>	Tailoring	<p>There are prerequisites which are required elements, and credits which are optional but contribute towards certification. There is also a Regional Priority Credit Database.</p>
		Fee	<p>Registration: Registration is typically a flat fee of \$US 1,200 (reduced to \$900 with membership). ND registration is \$1,500 and Homes registration varies depending on number and type of homes in the assessment.</p> <p>Certification: Total certification cost depends on system and project size. As an example, a combined "design and construction" certification review for a BD+C project with gross floor area more than 500,000 sf is \$27,500 (\$22,500 for members). Appeals and formal inquiries cost extra on a credit by credit basis.</p> <p>Fees as of July 2014, \$US.</p>

Case study

Project name: USGBC Headquarters
 Location: Washington, DC
 Proponent: USGBC
 Award: LEED Platinum 2009 (LEED ID+C: Commercial Interiors V3)

Brief project description: This was the first building project to achieve certification under the 2009 version of LEED for Commercial Interiors. The headquarters are situated on the fifth and sixth floors of a ten-story office building. The base building pursued LEED for Existing Buildings: Operations & Maintenance, which it achieved in December 2010. There are two other LEED-certified offices in the building: Cassidy Turley which achieved LEED Silver and RTKL which achieved LEED Platinum.

USGBC leadership wanted the space to be classically modern and timeless. This was accomplished with natural light and flexibility in accommodating on-going change through a mix of workstations and private offices. Reducing energy consumption played a key role in the design of the space.

See website for further detail: <http://www.usgbc.org/projects/usgbc-headquarters>

An eco-corridor at the USGBC Headquarters



LEED Facts	
for LEED ID+C: Commercial Interiors (v2009)	
Certification awarded Jul 2009	
Platinum	94
Sustainable sites	19/21
Water efficiency	11/11
Energy & atmosphere	36/37
Material & resources	8/14
Indoor environmental quality	11/17
Innovation	6/6
Regional priority credits	3/4

LEED scorecard from the assessment of the USGBC Headquarters