

[Sign In](#) | [Your Account](#) | [USGBC Store](#) | [Directories](#)

Search

[Home](#) | [Resources](#) | [Government](#)

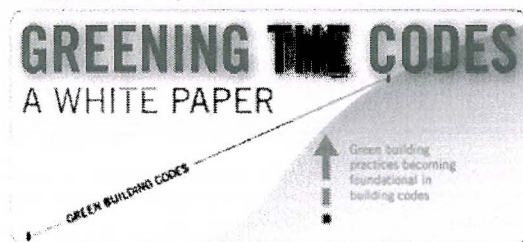
Government Resources

USGBC is committed to supporting federal, state and local governments in their pursuit and development of green building programs and initiatives. Here, governments have access to best practices, lessons learned and other initiatives already in place across the country.

Various LEED initiatives including legislation, executive orders, resolutions, ordinances, policies, and incentives are found in 44 states, including 243 localities (168 cities, 42 counties, and 33 towns), 34 state governments (including the Commonwealth of Puerto Rico), 14 federal agencies or departments, and numerous public school jurisdictions and institutions of higher education across the United States. (07/22/10) [See the full list.](#)

Government owned or occupied LEED buildings make up 29% of all LEED projects. The federal government has 241 certified projects and another 3420 pursuing certification. State governments have 416 certified projects and 2008 pursuing certification. Local governments have 611 certified projects and 3164 pursuing certification. (5/31/10)

Featured Highlight



On the road to sustainability, and to restorative and regenerative communities, it's not a choice between green building codes or green building rating systems. Instead, it's both these codes and rating systems working together, learning from one another, and continuously improving content, implementation and results.

[Read the white paper »](#)

GREEN ECONOMY

Green Economic Recovery Resources

Opportunities for green building following the American Recovery and Reinvestment Act.

DEVELOP A Green Building Program

Roadmap to Sustainable Government Buildings

A forum for sharing and developing peer resources for Government green building programs.

IMPLEMENT the LEED Rating System

LEED for Government

Resources for implementing LEED in the Government Sector. Find case studies and research. Learn about the USGBC Portfolio Program.

CONNECT to the Government Community

Community

Link to the USGBC Government Community. Find peer-to-peer forums and volunteer working groups.

DISCOVER Innovative Policy Solutions

Public Policy and Advocacy

Search the Public Policy Database; Learn about public policies that affect green building, successful government initiatives and incentives on green building. *Help keep USGBC up-to-date on policies in your area. Send us your updates at publicpolicy@usgbc.org*

ENABLE Sustainable Cities and Communities

Sustainable Development Resources

Policies and resources to encourage sustainable neighborhoods and local communities.

ACHIEVE Greener Buildings

Using Executive Authority to Achieve Greener Buildings

A guide for policymakers to enhance sustainability and efficiency in multifamily housing and commercial buildings.

Also available: [Executive summary »](#)

[About USGBC](#) | [Policies & Guidelines](#) | [Frequently Asked Questions](#) | [Contact](#)

Copyright © 2010 U.S. Green Building Council. All Rights Reserved.

Search

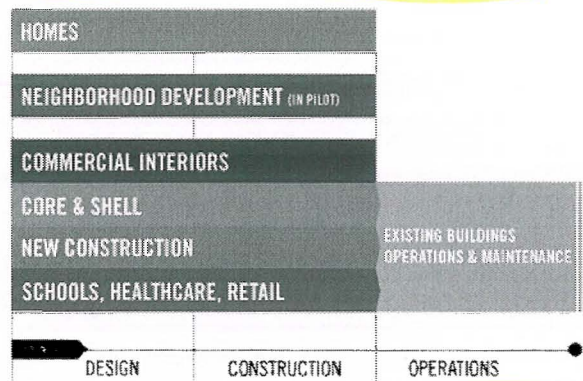
Home LEED LEED Rating Systems

LEED Rating Systems

What is LEED®?

[Learn more: Introduction to LEED »](#)

The LEED green building certification program encourages and accelerates global adoption of sustainable green building and development practices through a suite of rating systems that recognize projects that implement strategies for better environmental and health performance.



LEED is a third-party certification program and 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 promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

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 countries worldwide, including Canada, Brazil, Mexico and India.

How is LEED Developed?

LEED rating systems are developed through an open, consensus-based process led by LEED committees. Each volunteer committee is composed of a diverse group of practitioners and experts representing a cross-section of the building and construction industry. The key elements of USGBC's consensus process include a balanced and transparent committee structure, technical advisory groups that ensure scientific consistency and rigor, opportunities for stakeholder comment and review, member ballot of new rating systems, and a fair and open appeals process.

LEED Rating Systems

New Construction

LEED for New Construction and Major Renovations is designed to guide and distinguish high-performance commercial and institutional projects.

Existing Buildings: Operations & Maintenance

LEED for Existing Buildings: Operations & Maintenance provides a benchmark for building owners and operators to measure operations, improvements and maintenance.

Commercial Interiors

LEED for Commercial Interiors is a benchmark for the tenant improvement market that gives the power to make sustainable choices to tenants and designers.

Core & Shell

LEED for Core & Shell aids designers, builders, developers and new building owners in implementing sustainable design for new core and shell construction.

Schools

LEED for Schools recognizes the unique nature of the design and construction of K-12 schools and addresses the specific needs of school spaces.

Retail

LEED for Retail recognizes the unique nature of retail design and construction projects and addresses the specific needs of retail spaces.

Healthcare

LEED for Healthcare promotes sustainable planning, design and construction for high-performance healthcare facilities.

Homes

LEED for Homes promotes the design and construction of high-performance green homes.

Neighborhood Development

LEED for Neighborhood Development integrates the principles of smart growth, urbanism and green building into the first national program for neighborhood design.

LEED Rating System Drafts

Review and comment on proposed final drafts of new and updated LEED Rating Systems.

LEED Frequently Asked Questions

This is a great resource for first time LEED users and experienced project team members alike.

Search

Home LEED Intro

Intro - What LEED Measures

[What LEED is](#)[What LEED delivers](#)[How to achieve certification](#)[How to get started](#)

What LEED Measures

LEED is a voluntary certification program that can be applied to any building type and any building lifecycle phase. It promotes a whole-building approach to sustainability by recognizing performance in key areas:



Sustainable Sites

Choosing a building's site and managing that site during construction are important considerations for a project's sustainability. The Sustainable Sites category discourages development on previously undeveloped land; minimizes a building's impact on ecosystems and waterways; encourages regionally appropriate landscaping; rewards smart transportation choices; controls stormwater runoff; and reduces erosion, light pollution, heat island effect and construction-related pollution.



Water Efficiency

Buildings are major users of our potable water supply. The goal of the Water Efficiency credit category is to encourage smarter use of water, inside and out. Water reduction is typically achieved through more efficient appliances, fixtures and fittings inside and water-wise landscaping outside.



Energy & Atmosphere

According to the U.S. Department of Energy, buildings use 39% of the energy and 74% of the electricity produced each year in the United States. The Energy & Atmosphere category encourages a wide variety of energy strategies: commissioning; energy use monitoring; efficient design and construction; efficient appliances, systems and lighting; the use of renewable and clean sources of energy, generated on-site or off-site; and other innovative strategies.



Materials & Resources

During both the construction and operations phases, buildings generate a lot of waste and use a lot of materials and resources. This credit category encourages the selection of sustainably grown, harvested, produced and transported products and materials. It promotes the reduction of waste as well as reuse and recycling, and it takes into account the reduction of waste at a product's source.



Indoor Environmental Quality

The U.S. Environmental Protection Agency estimates that Americans spend about 90% of their day indoors, where the air quality can be significantly worse than outside. The Indoor Environmental Quality credit category promotes strategies that can improve indoor air as well as providing access to natural daylight and views and improving acoustics.



Locations & Linkages

The LEED for Homes rating system recognizes that much of a home's impact on the environment comes from where it is located and how it fits into its community. The Locations & Linkages credits encourage homes being built away from environmentally sensitive places and instead being built in infill, previously developed and other preferable sites. It rewards homes that are built near already-existing infrastructure, community resources and transit, and it encourages access to open space for walking, physical activity and time spent outdoors.



Awareness & Education

The LEED for Homes rating system acknowledges that a green home is only truly green if the people who live in it use the green features to maximum effect. The Awareness & Education credits encourage home builders and real estate professionals to provide homeowners, tenants and building managers with the education and tools they need to understand what makes their home green and how to make the most of those features.



Innovation in Design

The Innovation in Design credit category provides bonus points for projects that use new and innovative technologies and strategies to improve a building's performance well beyond what is required by other LEED credits or in green building considerations that are not specifically addressed elsewhere in LEED. This credit category also rewards projects for including a LEED Accredited Professional on the team to ensure a holistic, integrated approach to the design and construction phase.



Regional Priority

USGBC's regional councils, chapters and affiliates have identified the environmental concerns that are locally most important for every region of the country, and six LEED credits that address those local priorities were selected for each region. A project that earns a regional priority credit will earn one bonus point in addition to any points awarded for that credit. Up to four extra points can be earned in this way. See the Regional Priority Credits for your state »

[About USGBC](#) | [Policies & Guidelines](#) | [Frequently Asked Questions](#) | [Contact](#)

Copyright © 2010 U.S. Green Building Council. All Rights Reserved.



LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name _____

Date _____

☐ ☐ ☐ Sustainable Sites Possible Points: 26

Y	N	?		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Construction Activity Pollution Prevention
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Site Selection 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Development Density and Community Connectivity 5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Brownfield Redevelopment 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.1	Alternative Transportation—Public Transportation Access 6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles 3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.4	Alternative Transportation—Parking Capacity 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5.1	Site Development—Protect or Restore Habitat 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5.2	Site Development—Maximize Open Space 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.1	Stormwater Design—Quantity Control 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.2	Stormwater Design—Quality Control 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.1	Heat Island Effect—Non-roof 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.2	Heat Island Effect—Roof 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8	Light Pollution Reduction 1

☐ ☐ ☐ Water Efficiency Possible Points: 10

Y	N	?		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Water Use Reduction—20% Reduction
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Water Efficient Landscaping 2 to 4
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Innovative Wastewater Technologies 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Water Use Reduction 2 to 4

☐ ☐ ☐ Energy and Atmosphere Possible Points: 35

Y	N	?		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Fundamental Commissioning of Building Energy Systems
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 2	Minimum Energy Performance
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 3	Fundamental Refrigerant Management
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Optimize Energy Performance 1 to 19
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	On-Site Renewable Energy 1 to 7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Enhanced Commissioning 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	Enhanced Refrigerant Management 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Measurement and Verification 3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Green Power 2

☐ ☐ ☐ Materials and Resources Possible Points: 14

Y	N	?		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Storage and Collection of Recyclables
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof 1 to 3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Construction Waste Management 1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Materials Reuse 1 to 2

☐ ☐ ☐ Materials and Resources, Continued

Y	N	?		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	Recycled Content 1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Regional Materials 1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Rapidly Renewable Materials 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7	Certified Wood 1

☐ ☐ ☐ Indoor Environmental Quality Possible Points: 15

Y	N	?		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Minimum Indoor Air Quality Performance
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 2	Environmental Tobacco Smoke (ETS) Control
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Outdoor Air Delivery Monitoring 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Increased Ventilation 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.1	Construction IAQ Management Plan—During Construction 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.2	Construction IAQ Management Plan—Before Occupancy 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.1	Low-Emitting Materials—Adhesives and Sealants 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.2	Low-Emitting Materials—Paints and Coatings 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.3	Low-Emitting Materials—Flooring Systems 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Indoor Chemical and Pollutant Source Control 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.1	Controllability of Systems—Lighting 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.2	Controllability of Systems—Thermal Comfort 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.1	Thermal Comfort—Design 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.2	Thermal Comfort—Verification 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.1	Daylight and Views—Daylight 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.2	Daylight and Views—Views 1

☐ ☐ ☐ Innovation and Design Process Possible Points: 6

Y	N	?		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Innovation in Design: Specific Title 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Innovation in Design: Specific Title 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	Innovation in Design: Specific Title 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.4	Innovation in Design: Specific Title 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.5	Innovation in Design: Specific Title 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	LEED Accredited Professional 1

☐ ☐ ☐ Regional Priority Credits Possible Points: 4

Y	N	?		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Regional Priority: Specific Credit 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Regional Priority: Specific Credit 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	Regional Priority: Specific Credit 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.4	Regional Priority: Specific Credit 1

☐ ☐ ☐ Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



FAQ

LEED for New Construction

What is LEED for New Construction?

LEED for New Construction and Major Renovations is a rating system for buildings that was designed to guide and distinguish high performance buildings that have less of an impact on the environment, are healthier for those who work and/or live in the building, and are more profitable than their conventional counterparts.

The LEED for New Construction Rating System can be applied to commercial, institutional and high-rise residential projects, with a focus on office buildings. Practitioners have also applied the system to K-12 schools, multi-unit residential buildings, manufacturing plants, laboratories and many other building types.

How does LEED for New Construction work?

LEED for New Construction is a performance-oriented rating system where building projects earn points for satisfying criterion designed to address specific environmental impacts inherent in the design, construction, operations and management of a building.

The LEED certification system is organized into five environmental categories: Sustainable Sites (SS), Water Efficiency (WE), Energy and Atmosphere (EA), Materials and Resources (MR) and Indoor Environmental Quality (IEQ). An additional category, Innovation in Design (ID), addresses sustainable building expertise as well as design measures not covered under the five environmental categories. The number of points the project earns determines the level of LEED Certification the project receives. LEED certification is available in four progressive levels according to the following scale:

What is the point breakdown for LEED for New Construction?

LEED for New Construction ratings are awarded according to the following scale:

There are 100 base points; 6 possible Innovation in Design and 4 Regional Priority points

Certified 40–49 points

Silver 50–59 points

Gold 60–79 points

Platinum 80 points and above

What are the benefits of LEED for New Construction?

LEED for New Construction offers many benefits including environmental, economic, and occupant-oriented performance and health advantages. LEED certified projects cost less to operate and maintain, are energy- and water-efficient, have higher lease-up rates than conventional buildings in their markets, and contribute to occupant health and productivity.

Why would a building choose to get LEED Certified?

LEED certification is an achievement that signifies that the building is designed and is operating exactly as it was intended. LEED certification is third party verification from the U.S. Green Building Council (USGBC) that helps owners can measure and manage their properties. LEED Certification is very similar the nutrition label on packaged foods – it is information about the building that will help guide decision making.

Who should use LEED for New Construction?

LEED for New Construction was designed primarily for new construction office buildings, but it has been applied to many other building types. Commercial occupancies include (but are not limited to) offices, retail and service establishments, institutional buildings (libraries, schools, museums, places of worship, etc.), hotels and residential buildings of four or more stories.

U.S. GREEN BUILDING COUNCIL

2101 L St NW, Suite 500, Washington, DC 20037 · Phone 202 828-7422 · USGBC.org

How was LEED for New Construction developed?

LEED for New Construction was developed through an open, consensus-based process in USGBC committees. Each volunteer committee is composed of a diverse group of practitioners and experts representing a cross-section of the building and construction industry. Any USGBC member can serve on a committee, and all committee procedures and proceedings are available at www.usgbc.org.

Where can I get an updated copy of the LEED for New Construction Rating System?

The rating system that addresses new building construction is located in the Green Building Design & Construction reference guide and is available for purchase from the [USGBC Web site](http://www.usgbc.org).

What is the process for LEED certification?

Certification is now administered by the Green Building Certification Institute (GBCI) through a network of professional, third-party certification bodies. To register a project for LEED certification, visit www.gbci.org.

What educational programs are available to learn more about LEED?

USGBC offers a variety of LEED instructor-led workshops, online courses and Webinars (live and on-demand). To learn more about USGBC's LEED curriculum, visit www.usgbc.org/education.

U.S. GREEN BUILDING COUNCIL

2101 L St NW, Suite 500, Washington, DC 20037 • Phone 202 828-7422 • USGBC.org