

Item No	Description	Action	Possible Points
SUSTAINABLE SITES			
PR	EROSION & SEDIMENT CONTROL	Design site sediment & erosion control plan	
1.0	SITE SELECTION	Do not develop buildings on portions of sites that meet any of the following: Prime Agricultural Farmland, land with elevation less than 5 ft above 100 year flood, land that is habitat for any threatened or endangered species, land within 100 ft of wetlands, or land which prior to acquisition was public parkland.	1
2.0	URBAN REDEVELOPMENT	Utilize sites that are located within existing minimum development density of 60,000 sq. ft. per acre	1
3.0	BROWNFIELD REDEVELOPMENT	Develop on sites classified as brownfield & provide remediation.	1
4.0	ALTERNATIVE TRANSPORTATION	within 1/2 mile of commuter rail OR 1/4 mile of 2 bus lines	1
4.1			
4.2		Bike storage & showers for 5% of occupants. 400 X 5% = 20 people	1
4.3		Alternative fuel refueling station for 3% of total parking	1
4.4		Parking not to exceed min. zoning req'mts AND preferred parking for car & vanpools for 5% of occupants	1
5.1	REDUCED SITE DISTURBANCE	Greenfield sites - limit site disturbance to 40 ft beyond buildings, 5 ft beyond roadways, walkways, & 25 ft beyond pervious paving staging areas OR previously developed sites - restore 50% open area with planting	1
5.2		Reduce development footprint to exceed local zoning open space requirement by 25%	1
6.0	STORMWATER MANAGEMENT	No net increase in rate & quantity of stormwater from pre to post development OR if existing imperviousness is >50%, decrease rate & quantity of stormwater by 25%	1
6.1			
6.2		Treatment systems, reduce suspended solids by 80% & phosphorous by 40%	1
7.0	LANDSCAPE & EXTERIOR DESIGN TO REDUCE HEAT ISLANDS		
7.1		Use open grid pavement on 50% of parking OR locate 50% of parking underground OR use high-albedo materials on 30% of non roof surfaces OR provide shade to 30% of non-roof surfaces	1
7.2		Green vegetated roof to 50% of roof areas OR light coloured Energy Star roofing on 75% of roof	1
8.0	LIGHT POLLUTION REDUCTION	Do not exceed IESNA levels AND zero direct beam illumination leaves site	1
WATER EFFICIENCY			
1.0	WATER EFFICIENT LANDSCAPING		
1.1		Use rainwater or recycled water OR high efficiency landscaping to reduce irrigation water use by 50%	1
1.2		rainwater or recycled water for 100% of irrigation OR do not install permanent irrigation system	1
2.0	INNOVATIVE WASTEWATER TECHNOLOGIES	reduce municipal potable water sewage conveyance by 50% OR treat 100% of wastewater to tertiary standards	1
3.0	WATER USE REDUCTION		
3.1		Reduce water use by 20% over baseline	1
3.2		Reduce water use by 30% over baseline	1
ENERGY & ATMOSPHERE			
PR	BUILDING COMMISSIONING	Implement best practice commissioning procedures	
PR	MINIMUM ENERGY PERFORMANCE	Meet ASHRAE 90.1 energy efficiency & performance	
PR	CFC REDUCTION IN HVAC & R	Zero use of CFC based refrigerants	
1.0	OPTIMIZE ENERGY PERFORMANCE	Reduce energy consumption over ASHRAE 90.1. Points as follows: 20% reduction 2 points, 30% reduction 4 points, 40% reduction 6 points, 50% reduction 8 points, 60% reduction, 10 points	10
2.0	RENEWABLE ENERGY	Supply portion of building total energy costs with on site renewable energy - 5% of Total Energy	1
2.2		10% of Total Energy	1
2.3		20% of Total Energy	1
3.0	ADDITIONAL COMMISSIONING	Focused review of commissioning - Engage commissioning agent early in design	1
4.0	OZONE DEPLETION	Do not use HCFC refrigerants or halon	1
5.0	MEASUREMENT & VERIFICATION	Design & implement measurement & verification plans & equipment	1
6.0	GREEN POWER	Engage two year contract for Green power	1
MATERIALS & RESOURCES			
PR	STORAGE & COLLECTION OF RECYCLABLES	Provide recycling collection facilities for building use	
1.0	BUILDING RE-USE		
1.1		Maintain min 75% of existing building structure & shell	1
1.2		Maintain 100% of existing building structure & shell	1

LEED CERTIFICATION SPREADSHEET

Item No	Description	Action	Possible Points
2.3		Maintain 100% of existing building structure & shell AND 50% of non-shell	1
2.0	CONSTRUCTION WASTE MANAGEMENT		
2.1		Recycle/salvage 50% (weight) of construction waste	1
2.2		Recycle/salvage 75% (weight) of construction waste	1
3.0	RESOURCE RE-USE		
3.1		Specify salvaged or refurbished materials for 5% (cost) of building materials	1
3.2		Specify salvaged or refurbished materials for 10% (cost) of building materials	1
4.0	RECYCLED CONTENT		
4.1		Specify 25% (cost) of building materials that contain recycled content (to specs)	1
4.2		Specify 50% (cost) of building materials that contain recycled content (to specs)	1
5.0	LOCAL/REGIONAL MATERIALS		
5.1		Specify 20% of building materials manufactured within 500 miles	1
5.2		Of the above manufactured materials, specify 50% extracted, harvested, recovered within 500 miles	1
6.0	RAPIDLY RENEWABLE MATERIALS	Specify rapidly renewable materials for 5% (cost) of total building materials	1
7.0	CERTIFIED WOOD	Use certified wood (Forest Stewardship Council Guidelines) for 50% of wood based materials	1
INDOOR ENVIRONMENTAL QUALITY			
PR	MINIMUM IAQ PERFORMANCE	Meet ASHRAE 62-99	
	TOBACCO SMOKE CONTROL	Zero exposure to non-smokers, no smoking OR provide smoking rooms with isolated ventilation	
PR	CARBON DIOXIDE MONITORING	Use CO2 sensors to monitor IAQ & control Ventilation	1
2.0	INCREASE VENTILATION EFFECTIVENESS	Design Ventilation to air change effectiveness higher than 0.9 (ASHRAE 129-97)	1
3.0	CONSTRUCTION IAQ MANAGEMENT PLAN		
3.1		During construction, meet SMACNA IAQ guideline for buildings under construction, protect stored material, and replace filters prior to occupancy	1
3.2		Conduct two week building flush out with 100% O/A prior to occupancy	1
4.0	LOW EMITTING MATERIALS		
		Low VOC adhesives	1
		Low VOC Paints & coatings	1
		Low VOC Carpets	1
4.1 TO 4.4		No added urea-formaldehyde resins in composite wood & agrifibre products	1
5.0	INDOOR CHEMICAL & POLLUTANT SOURCE CONTROL	Entry way systems to trap dirt, particulates AND deck to deck partitions & separate exhaust for chemical use areas AND separate plumbing systems for Chemical areas	1
6.0	CONTROLLABILITY OF SYSTEMS		
6.1		provide 1 operable window & 1 lighting control zone per 200 SF for perimeter	1
6.2		Provide individual airflow, temperature & lighting control for each occupant in 50% of non-perimeter areas	1
7.0	THERMAL COMFORT		
7.1		Design to ASHRAE 55-92 (& Addenda 95) for thermal comfort	1
7.2		Install permanent temperature & humidity monitoring and control systems	1
8.0	DAYLIGHT & VIEWS		
8.1		Maximize daylighting - 2% min daylight factor in 75% of all occupied spaces (not including copy rooms, storage areas, etc.)	1
8.2		Direct line of sight to vision glazing for 90% of all regularly occupied spaces (not including copy rooms, storage areas, etc.)	1
INNOVATION & DESIGN PROCESS			
1.0	INNOVATION IN DESIGN	4 possible points for innovative design not listed above	4
2.0	LEED ACCREDITED PROFESSIONAL	At least one principal participant a LEED accredited professional	1
		Total	69

Point Totals Certified 26-32 points Silver 33-38 points Gold 39-51 Points Platinum 52-69 points