

Commercial LEED Fact Sheet

This document describes the process of acquiring LEED certification for commercial building design and construction. Leadership in Energy and Environmental Design (LEED) is a rating system used to evaluate the environmental responsibility and efficiency of buildings and neighborhoods. The staff of *Wilson and Page Architecture* can help you implement sustainability features that will increase the value of your building for many years to come. To achieve LEED certification, a project's design, construction, maintenance, and on-going operation must conform to strict rules defined by the U.S. Green Building Council (USGBC).

Suitable Projects

The LEED Building Design and Construction certification is appropriate for commercial buildings in many market sectors. For example, any of the following would make excellent candidates for certification:

- Schools, including entire college campuses
- Retail facilities, such as banks, restaurants, and apparel outlets
- Warehouses and distribution centers
- Clinics, hospitals, and other healthcare facilities

It is not possible to apply for partial certification. However, you can apply for certification for existing buildings that are undergoing extensive remodeling. Please ask your project manager for a complete set of eligibility guidelines.

Special Projects

Commercial buildings vary greatly in size, design, and usage. Special consideration must be paid to the following:

- Mixed use projects, such as a hotel with retail space
- Multitenant complexes
- Multiple structures that meet the following requirements:
 - Part of the same entity, such as an academic campus
 - Pursuing the same LEED certification
 - No larger than 25,000 square feet

For renovations and additions, refer to the minimum program requirements supplied by your project manager.

Location

LEED Building Design and Construction certification is only appropriate for permanent structures. Buildings are evaluated in the context of their surroundings. Credits will be deducted for projects involving landscaping that will disrupt existing ecosystems.

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Developing a Certification Plan

Achieving LEED certification is a complicated process. It's important to incorporate LEED goals into your project plan from the very beginning. As you begin your project's discovery phase, *Wilson and Page Architecture* recommends following these steps:

- 1) Research possible project outcomes
- 2) Establish target certification level (Certified, Silver, Gold, or Platinum)
- 3) Establish LEED project goals

The early phases of a LEED project should be iterative, with the team reviewing the project goals and the target certification level regularly. All project managers at *Wilson and Page Architecture* are LEED-certified. They will manage the certification process from start to finish.

Getting Started

Talk to your project manager about the best way to achieve the level of LEED Building Design and Construction certification appropriate for your project.

Prepared by: Student Name