LEED:
Introduction & Issues

Don Horn, AIA

U.S. General Services Administration
Public Buildings Service

Leadership in Energy & Environmental Design™

A leading-edge system for designing, constructing, operating and certifying the world's greenest buildings.

Technical Overview of LEED™

- Green building rating system, currently for commercial, institutional, and high-rise residential new construction and major renovation.
- Existing, proven technologies
- Evaluates and recognizes performance in accepted green design categories
- LEED 3.0 product development includes existing buildings, multiple buildings, core & shell, interiors, and residential

Technical Overview of LEED™
(continued)

- Whole-building approach encourages and guides a collaborative, integrated design and construction process
- Optimizes environmental and economic factors
- Four levels of certification
  - LEED Certified 26 - 32 points
  - Silver Level 33 - 38 points
  - Gold Level 39 - 51 points
  - Platinum Level 52+ points (69 possible)

LEED™ Categories

- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality
- Innovation & Design Process

Principles of Sustainable Design & Development

- **Site** – Optimize Site Potential
- **Water** – Protect and Conserve Water
- **Energy** – Minimize Nonrenewable Energy Consumption
- **Materials** – Use Environmentally Preferable Products
- **IEQ** – Enhance Indoor Environmental Quality
- **O&M** – Optimize Operational and Maintenance Practices

GSA

Why Was LEED™ Created?

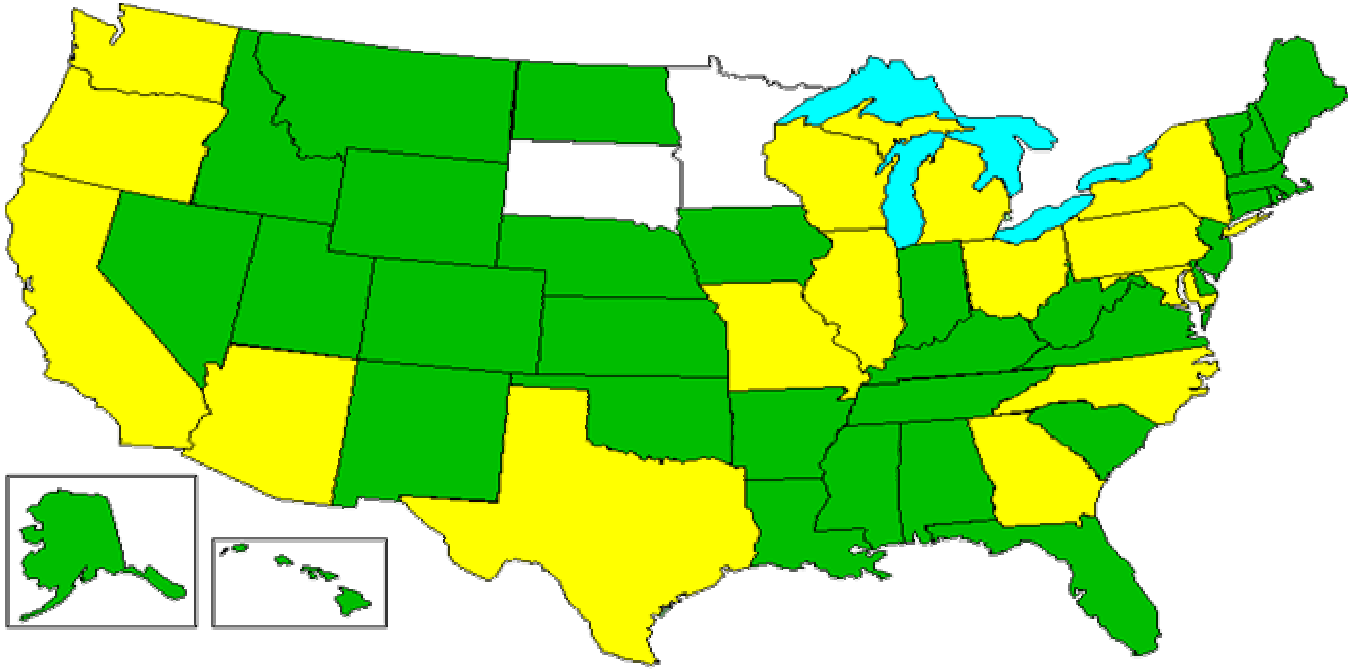
- Facilitate positive results for the environment, occupant health and financial return
- Define “green” by providing a standard for measurement
- Prevent “greenwashing” (false or exaggerated claims)
- Promote whole-building, integrated design processes

Why Was LEED™ Created?

- Use as a design guideline
- Recognize leaders
- Stimulate green competition
- Establish market value with recognizable national “brand”
- Raise consumer awareness
- Transform the marketplace!

LEED-NC™ Market Transformation

- 59 Certified Projects*
- 903 Registered Projects*

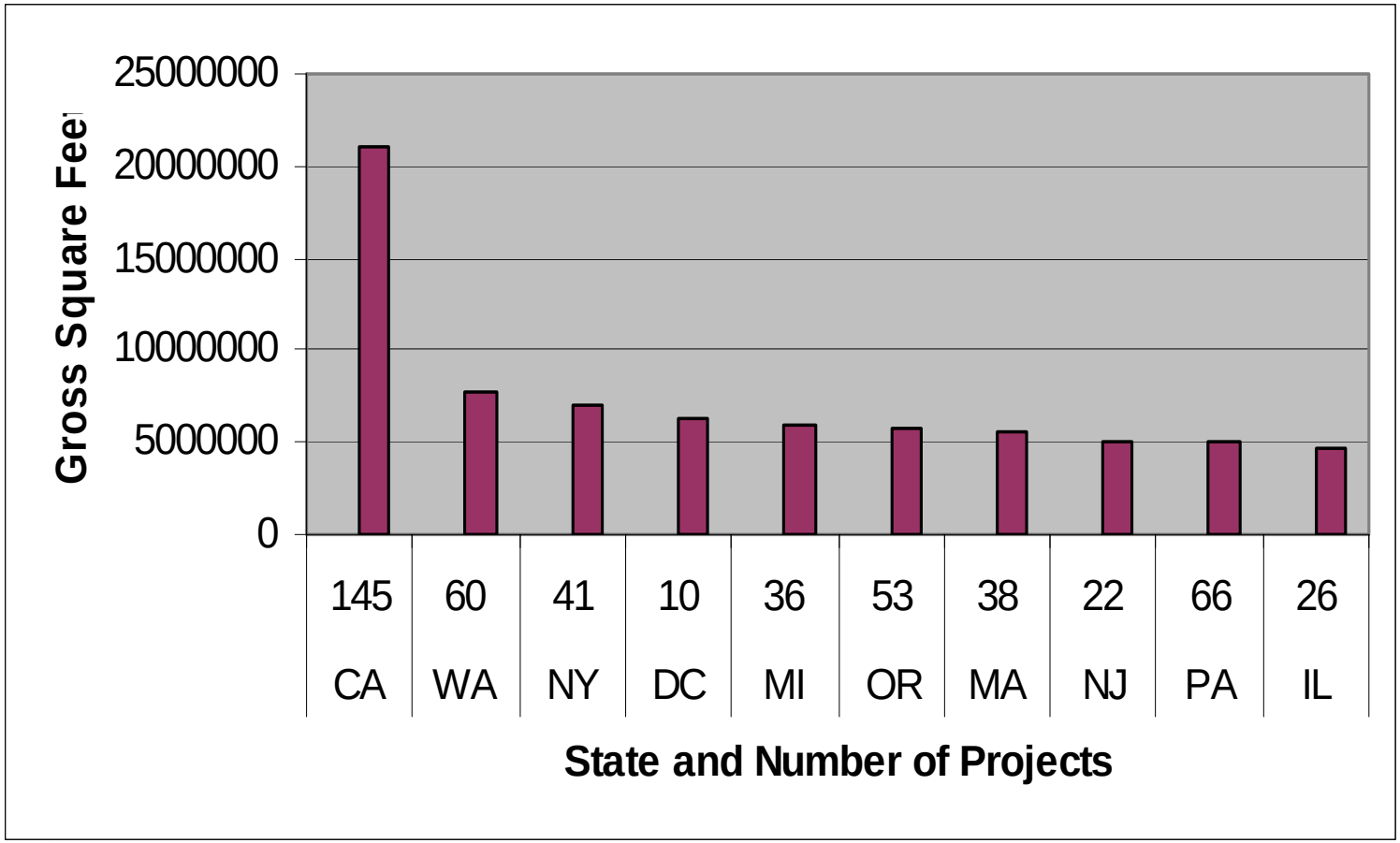


122 M gsf* 48 States 7 Countries*

*As of 07.02.03

LEED-NC™ Market Transformation

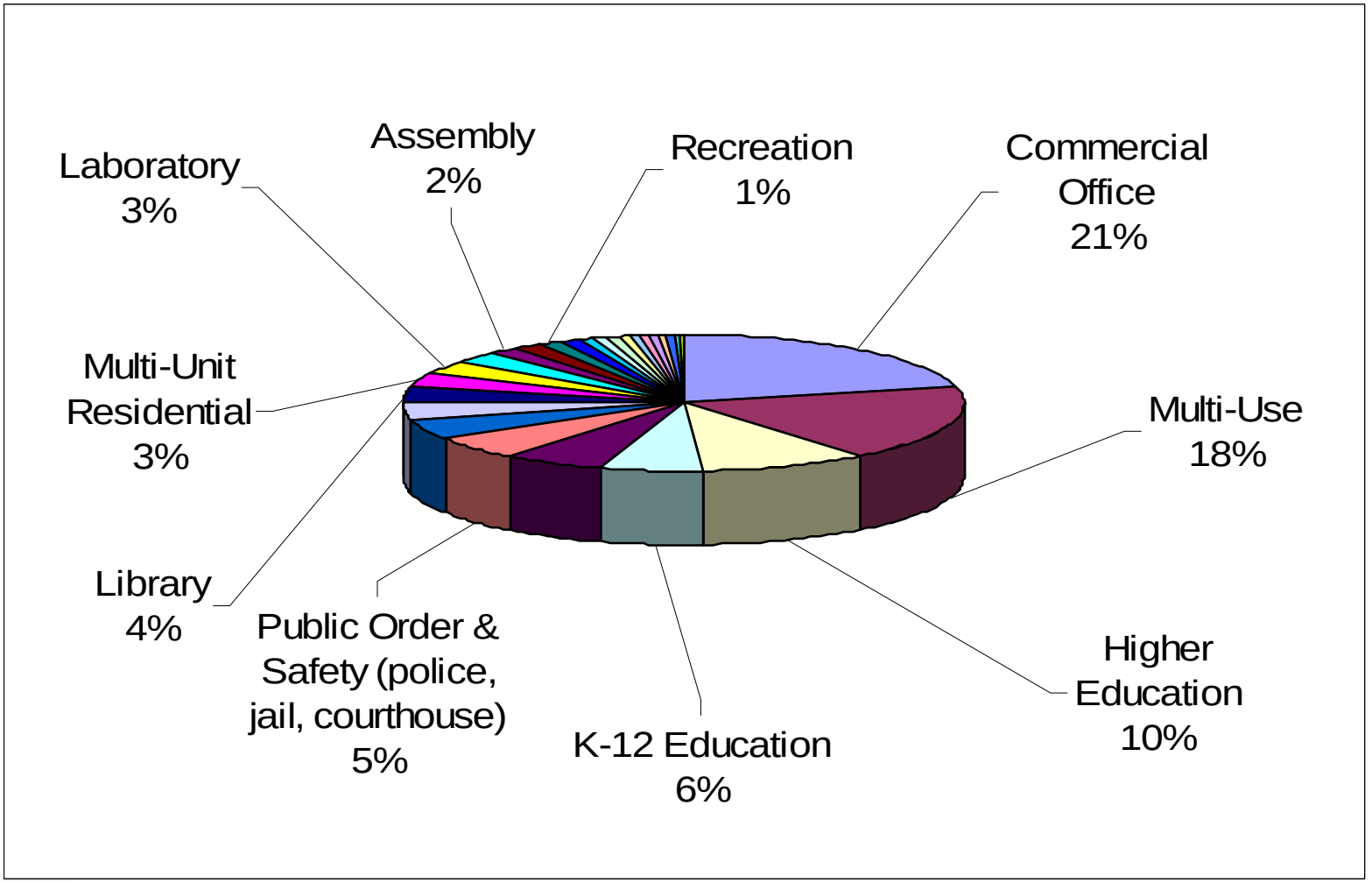
- Registered Projects by State* - Top 10



*As of 07.02.03

LEED-NC™ Market Transformation

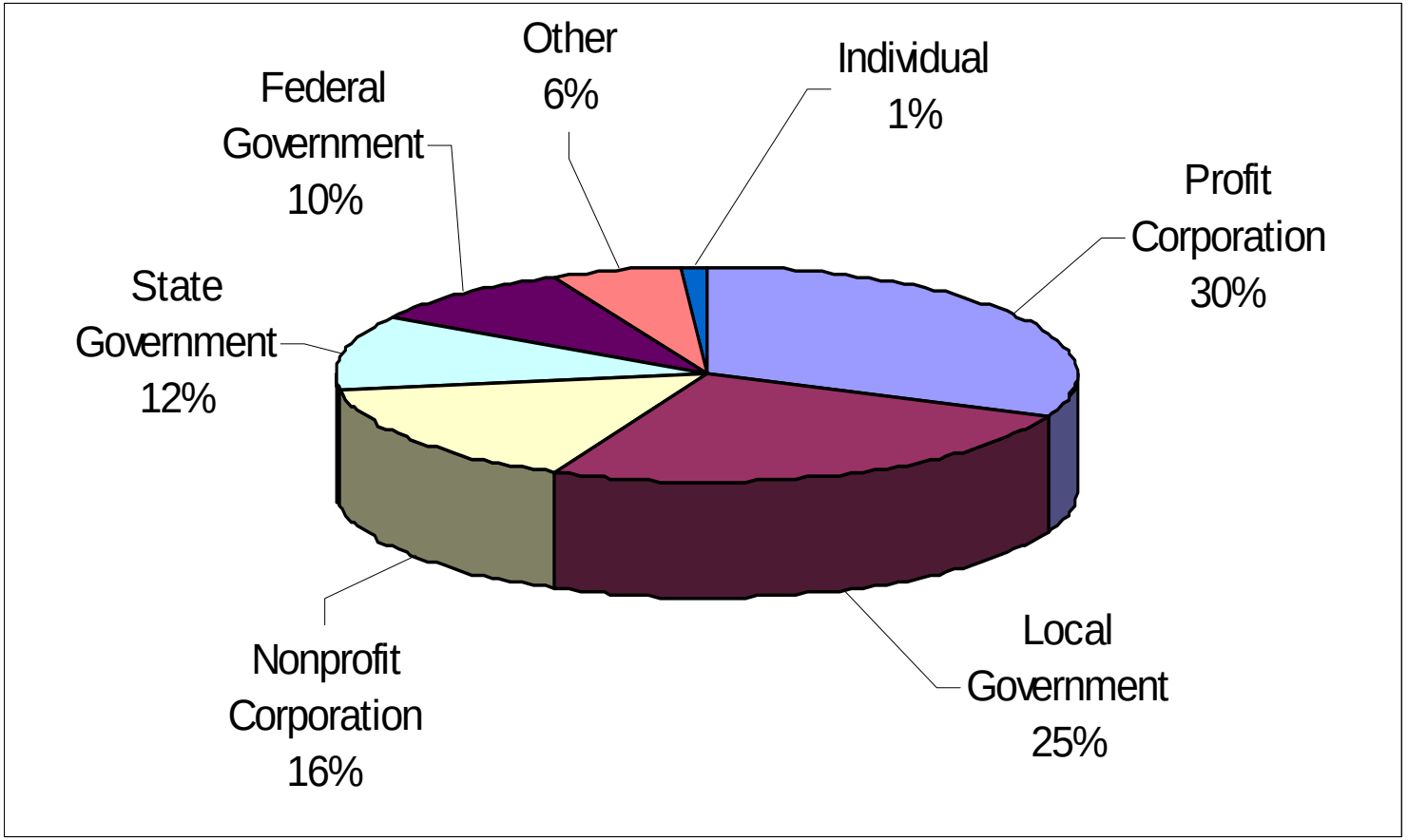
- Registered Projects by Building Type*



*As of 07.02.03

LEED-NC™ National Reports

- Registered Projects by Owner Type*



* As of 07.02.03

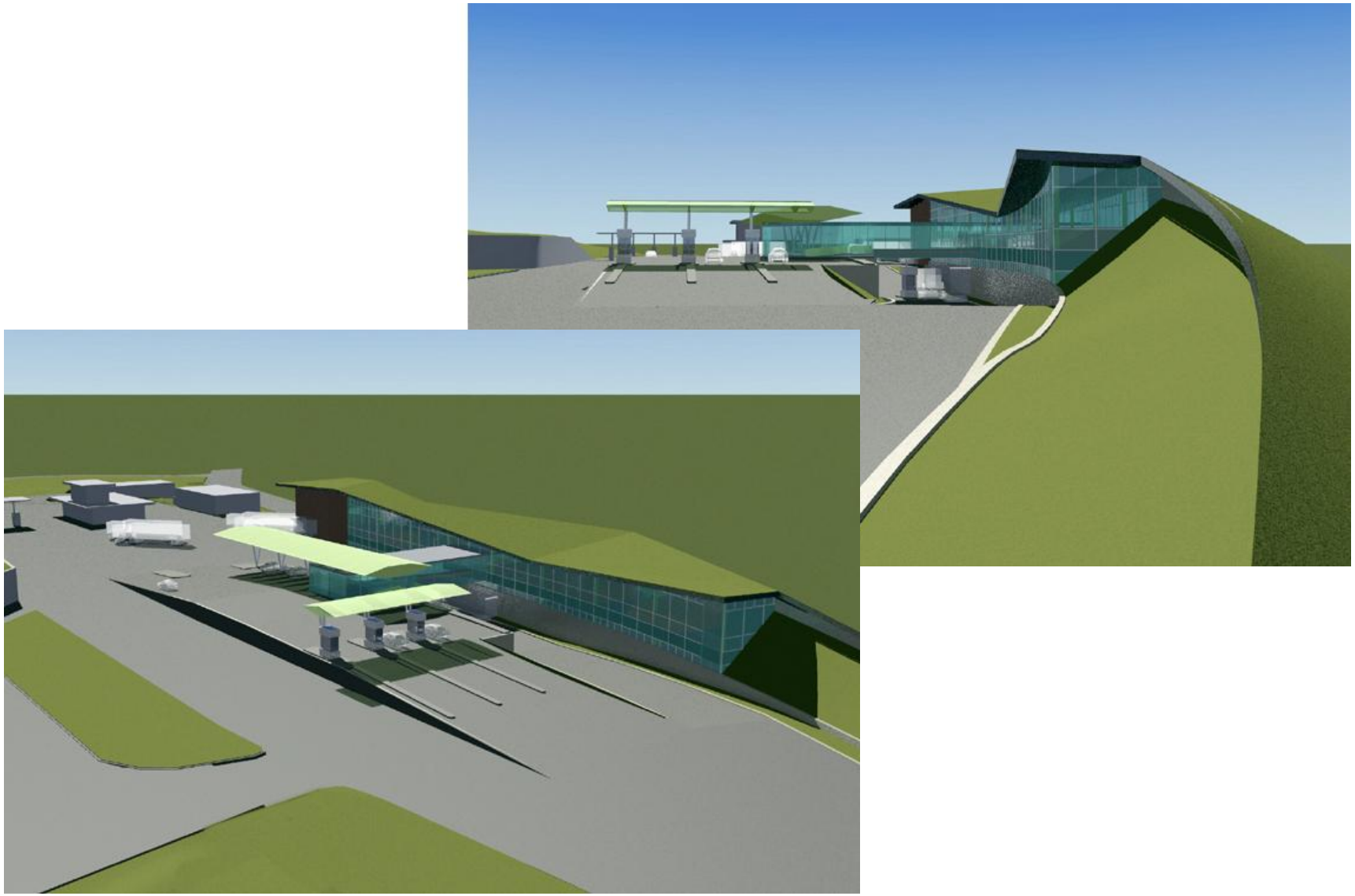
Federal Government Use

- General Services Administration
- U.S. Navy
- U.S. Air Force
- U.S. Army Corps of Engineers
- Department of State
- Department of Energy
- Environmental Protection Agency

MisLEEDings

Federal Building, San Francisco, CA

SSA Child Care Center, Woodlawn, MD

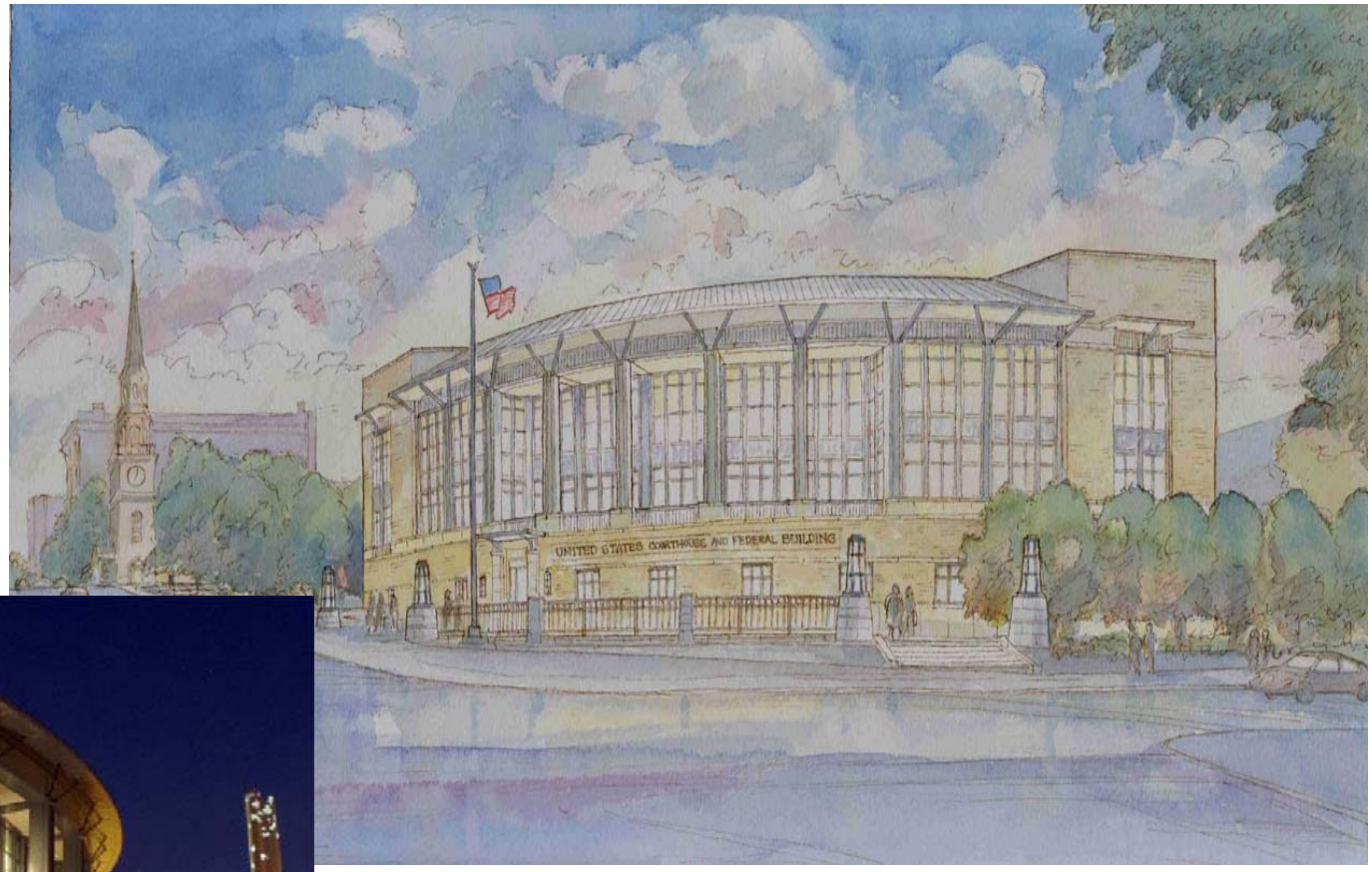


U.S. Border Station, Sault Ste. Marie, MI

SSA Renovation, Woodlawn, MD

Howard M. Metzenbaum U.S. Courthouse, Cleveland, OH

Department of the Interior, Washington, DC



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Federal Building/U.S. Courthouse, Youngstown, OH

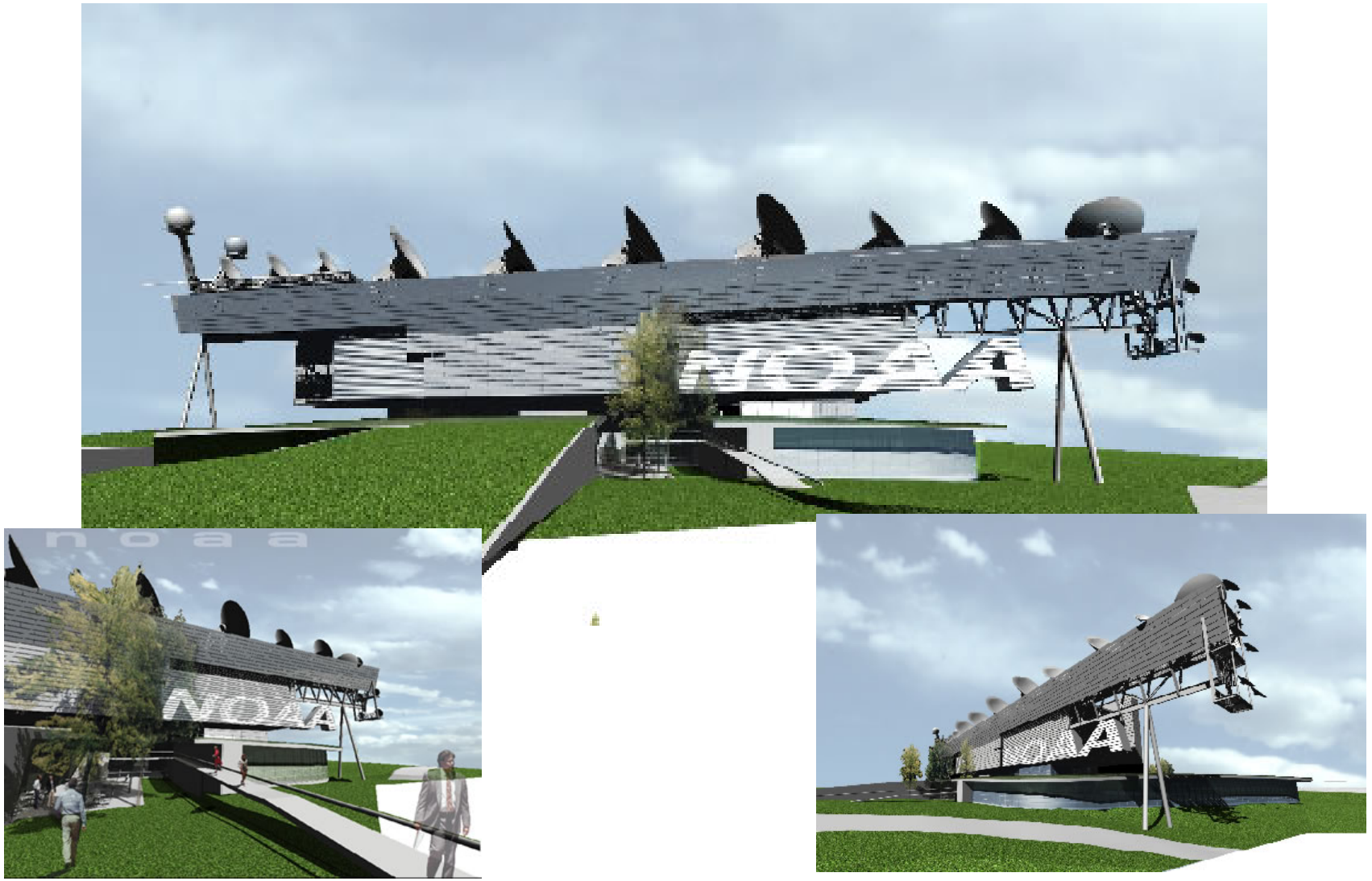
U.S. Courthouse, Springfield, MA

EPA New England Regional Lab, Chelmsford,MA

LEED™ CERTIFIED 2002
U.S. GREEN BUILDING COUNCIL
LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN 2.0

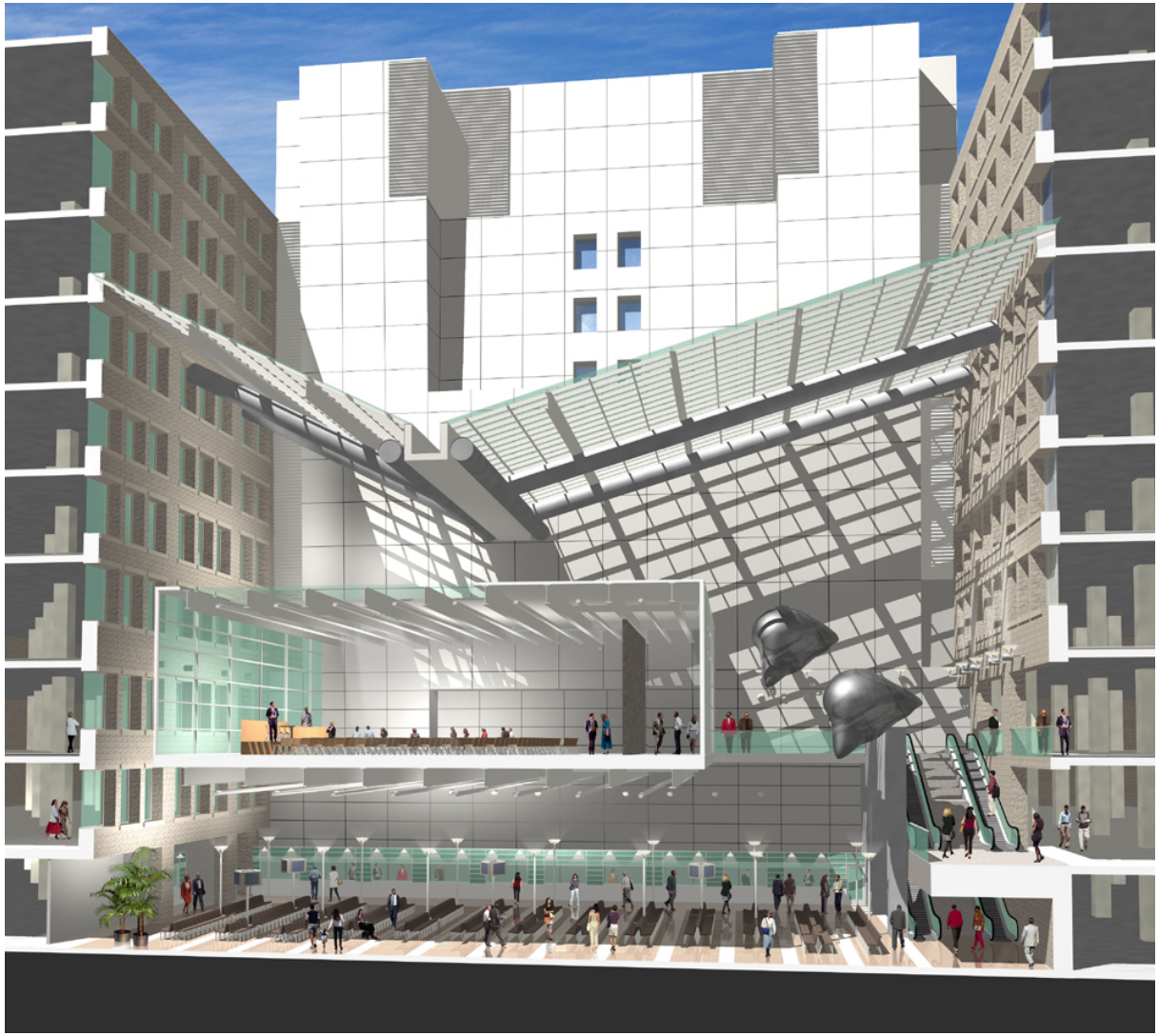
GSA

Alfred A. Arraj U.S. Courthouse, Denver, CO



NOAA Satellite Operations Center, Suitland, MD

Federal Building, Washington, DC



Department of Homeland Security, Chicago, IL

Federal Courthouse, Los Angeles, CA

Websites

- www.usgbc.org
- www.leedbuilding.org
- www.wbdg.org

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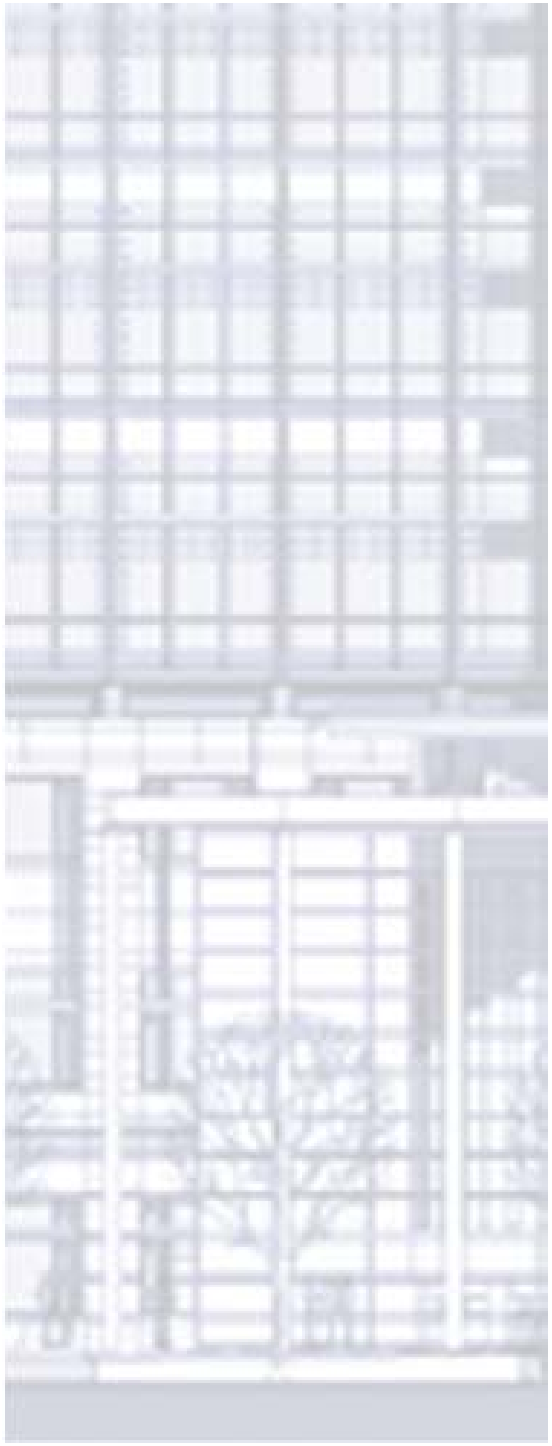

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