

What's Up with LEED



Leadership in Energy & Environmental Design

© U.S. Green Building Council, 2008

**By Robert A. Maddox, Jr. LEED AP
Chief Sustainability Officer
Sterling Planet
bmaddox@sterlingplanet.com**

What I will cover

1. Quick background on LEED
2. Coming attraction: Changes that affect Green Power & Carbon Offsets
3. Reasons for delays in implementing LEED 2012 (Version 4.0)
4. The Future of Green Power & LEED

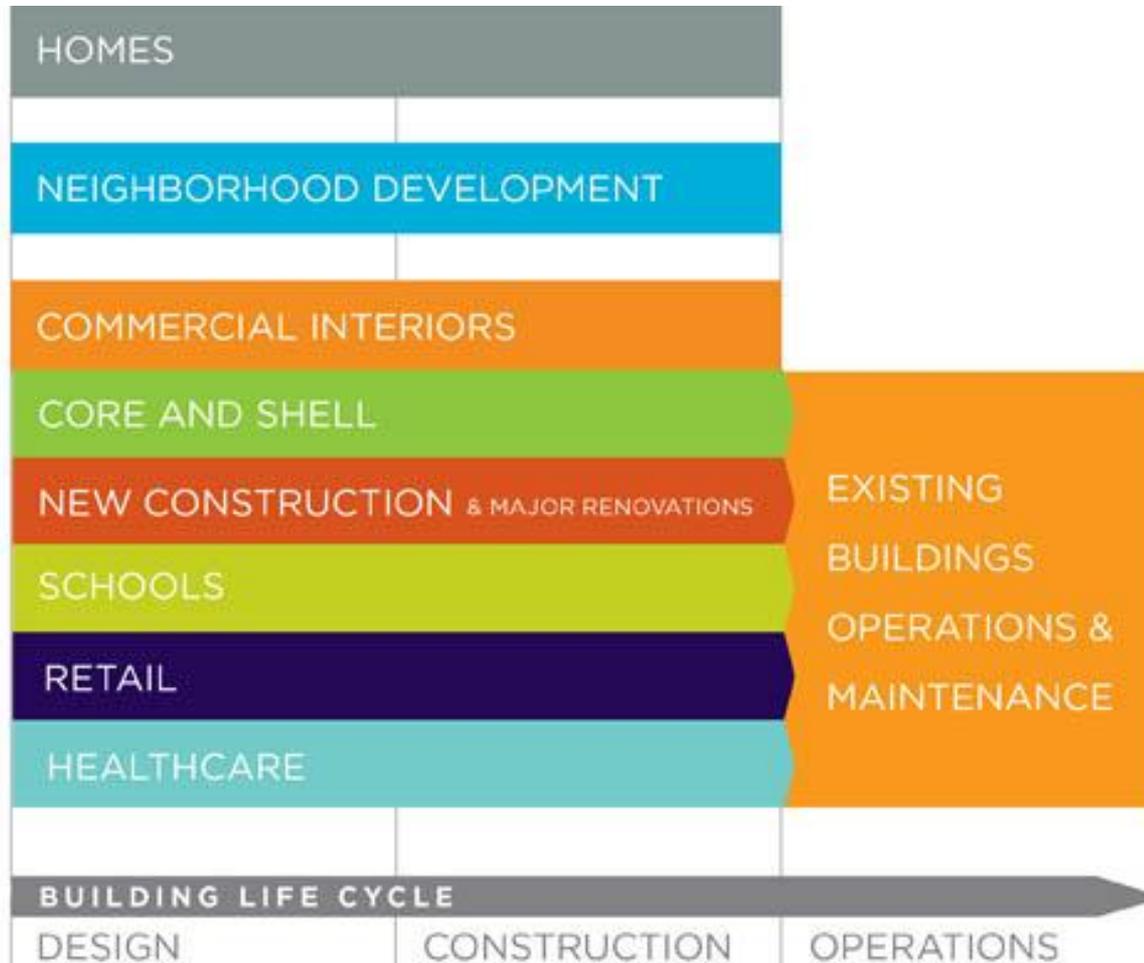
What is LEED?

- LEED, which stands for **L**eadership in **E**nergy & **E**nvironmental **D**esign is the premier green building program developed by the US Green Building Council. There are several different rating systems. Buildings earn one of four ratings based upon a 100 point scale.

USGBC has four levels of LEED:



Rating Systems of LEED



Green Power's Role

- As part of the LEED standard, a project can earn credit (LEED Points) for purchasing green power. Depending upon the rating system, you can presently earn up to 6 points.

LEED 2009 & 2012 (V 4.0)

- 5 major areas:
 - Sites
 - Water
 - Energy & Atmosphere – **Green Power Credit**
 - Materials & Resources
 - Indoor Environmental Quality

Green Power's Role in LEED 2012

LEED is based on 100 points. Since there is more included in LEED, there will be less points for each area based upon a weightings exercise that LEED follows to achieve the various goals they have set.

The Impact for Green Power & Carbon Offsets is that under LEED 2012 you will earn less points, mostly likely you will be able to earn up to 2 points, but no final decision has been made.

Proposed Changes

- LEED 2012 (V 4.0) proposes to look at all direct energy use meaning Electricity, Natural Gas, Oil and propane.
- A Project would then total up the use, determine the impact and offset with RECs and or carbon offsets, depending upon source following WRI carbon accounting protocols.

Proposed Changes to LEED

- Must engage for a 5 year period
- For RECs, they have to be from a facility that has an on line date of 1/1/2005 or later
- Must mitigate 50% for 1 point or 100% for 2 points
- Green-e Energy or Climate, or equivalent
- Offsets need to be from US sources for US buildings. International projects must use CDM quality offsets.

What was suppose to happen

This past summer LEED 2012 (V 4.) was to be sent out for balloting to the members and then would take effect starting Jan 1, 2013.

BUT then this

Heavy-hitting lobby groups look beyond LEED with new coalition

Gabriel Nelson, E&E reporter Published: Thursday, July 19, 2012

Several of the most powerful business groups in Washington, D.C., announced yesterday that they are teaming up to advocate on green buildings, giving a shared voice to chemical companies and other manufacturers that are working to thwart an update to the popular Leadership in Energy and Environmental Design, or LEED, rating system.

The new American High-Performance Buildings Coalition includes the U.S. Chamber of Commerce, the National Association of Manufacturers, the American Chemistry Council and smaller trade groups for manufacturers of building products.

And then
this

Will the plastics industry kill LEED?

By *Joel Makower*

Created 2012-07-19 05:11

The latest skirmish in a decade-old battle broke out this week, as 20 trade groups announced a new coalition to challenge the U.S. Green Building Council's [LEED rating system](#) as the dominant standard for buildings. In many respects it's déjà vu all over again.

The new coalition, the [American High-Performance Buildings Coalition](#), includes the U.S. Chamber of Commerce, the American Chemistry Council, the National Association of Manufacturers, the Vinyl Institute **the new group will push for "consensus-based" green building standards**

The USGBC took the following action

1. The pulled LEED 2012 (V 4.) from balloting in fear that it could be voted down.
2. They decided to put all the reference material together and begin a campaign to explain the updates in hopes this would win the day.
3. They have said they will now ballot updates to LEED in June 2013.
4. Shortly, people can op to pilot the new LEED standard.

The Future for Green Power

- LEED 2012 (V 4.0) still contains the updates.
- Continued monitoring is needed however as there are some who feel RECs are meaningless
- If other Green Power standards gain support (Like Green Globes) we should engage them to also ensure Green Power is included.