



LEED V4 RATING SYSTEM SELECTION GUIDANCE

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Now that you know your facility meets the minimum requirements for LEED certification, it's time to decipher which classification you fall under. Use this guide to assist in your planning.

Source: <http://www.usgbc.org/credits/existing-buildings/v4/minimum-program-requirements>

LEED FOR BUILDING DESIGN AND CONSTRUCTION

Buildings that are new construction or major renovation. At least 60% of the project's gross floor area must be complete by the time of certification.

Source: <http://www.usgbc.org/credits/existing-buildings/v4/minimum-program-requirements>

BD+C: New Construction	New construction, high-rise residential of at least nine stories or major renovation of some building types (see exclusions here).
BD+C: Core and Shell	New construction or major renovation for plumbing units, electrical, mechanical and the exterior shell of a building, not an interior fit out.
BD+C: Data Centers	Buildings designed for computing equipment, servers and data storage.
BD+C: Healthcare	24/7 hospitals providing inpatient and long term care.
BD+C: Hospitality	Hospitality buildings, with long or short term lodging, in the service industry.
BD+C: Retail	Showrooms, storage areas for customer service or buildings used for retail sales of product goods.
BD+C: Schools	Buildings on K-12 school grounds primarily consisting of learning spaces.
BD+C: Warehouses and Distribution Centers	Storage facilities for personal or commercial goods.
BD+C: Homes	Residential buildings, single or multi-family, of 1 to 3 stories.
BD+C: Multifamily Midrise	Multi-family buildings with more than 50% residential space, and between 4-8 stories.

LEED FOR INTERIOR DESIGN AND CONSTRUCTION

Interior spaces that are a complete interior fit-out. In addition, at least 60% of the project's gross floor area must be complete by the time of certification.

ID+C: Commercial Interiors	None retail or hospitality interior spaces.
ID+C: Hospitality	Interior spaces, with long or short term lodging, in the service industry.
ID+C: Retail	Interior spaces used for customer service or retail sales of product goods.

LEED FOR OPERATIONS AND MAINTENANCE

Buildings that are fully operational and occupied for at least one year. The project may be undergoing improvement work or little to no construction. Must include the entire building's gross floor area in the project.

Source <http://www.usgbc.org/credits/existing-buildings/v4/minimum-program-requirements>

O+M: Existing Buildings	Non K-12 educational, retail, data centers, warehouses, distribution centers, or hospitality buildings.
O+M: Data Centers	Existing buildings designed for computing equipment, servers and data storage.
O+M: Hospitality	Existing hospitality facilities, with long or short term lodging, in the service industry.
O+M: Retail	Existing showrooms, storage areas for customer service or buildings used for retail sales of product goods.
O+M: Schools	Existing buildings made up of core and ancillary learning spaces on K-12 school grounds. May also be used for higher education and non-academic buildings on school campuses.
O+M: Warehouses and Distribution Centers	Existing buildings on K-12 school grounds primarily consisting of learning spaces.

LEED FOR NEIGHBORHOOD DEVELOPMENT

New land development projects or redevelopment projects containing residential uses, nonresidential uses, or a mix. Projects may be at any stage of the development process, from conceptual planning through construction. It is recommended that at least 50% of total building floor area be new construction or major renovation. Buildings within the project and features in the public realm are evaluated.

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ND: Plan	Under construction or projects still within planning phases.
ND: Built Project	Finished development projects.

CHOOSING BETWEEN RATING SYSTEMS

Step 1:	First, assign a rating system to each square foot or square meter of your building.
Step 2:	Calculate the percentage of your facility that meets each rating system.
Step 3:	Choose the most appropriate rating system based on the resulting percentages.
Rule 1:	Less than 40% of the gross floor area should not be used.
Rule 2:	Greater than 60% of the gross floor area should be used.
Rule 3:	Percentages between 40% and 60% of the gross floor area, then independently assess each situation and decide which rating system is most applicable.