

The LEED® for Existing Buildings Rating System (LEED-EB) maximizes operational efficiency while minimizing environmental impacts. It gives building owners and operators an effective benchmark and verification system for measuring upgrades, improvements and maintenance over the life of a building.

LEED-EB has been designed by leading experts in the building industry to promote buildings that are economically profitable, environmentally responsible and healthy, productive places to live and work. The flexibility of LEED-EB allows you to create operations, maintenance and upgrade strategies focused on the environmental performance goals of your building or organization. Certification and re-certification drive long-term cost savings for buildings and ensure you're getting the most out of your investment over time.

LOW- OR NO-COST STRATEGIES FOR SUSTAINABLE PERFORMANCE

Many of the requirements for LEED-EB certification can be achieved at low cost by collaborating with the service providers and product manufacturers already working in your building. Most strategies significantly reduce operational costs over the life of the building and pay for themselves many times over.

RECOGNIZED LEADERSHIP

Companies and organizations are finding they can do well by doing good. As the nationally recognized rating system for green buildings, LEED-EB certification showcases your environmental commitment and leadership, creating a draw for potential tenants and sending a strong message to employees and the wider community that you care about their health.

The LEED-EB Rating System promotes improved practices in:

- Exterior building site maintenance programs
- Water and energy use
- Environmentally preferred products for cleaning and alterations
- Waste stream management
- Indoor environmental quality
- Reducing the environmental impact of a building throughout its functional life cycle

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DENVER PLACE, DENVER CO | LEED-EB GOLD

FINANCIALLY FEASIBLE/ECONOMICALLY IMPERATIVE

LEED-EB increases:

- Asset value
- Tenant retention and satisfaction
- Shareholder value
- Employee satisfaction and morale
- Stakeholder relations
- Return on investment
- Net operating income (NOI) via lower operating costs
- Productivity

An initial sampling of LEED-EB certified buildings finds an average return on investment of 2.6 years and annual net savings over \$170,000.

Based on recent analysis, the aggregate total return of publicly held companies affiliated with the USGBC outperformed the Dow Jones Industrial Average by over 18% from 2000 to 2004. This may indicate well-managed, progressive companies are looking to build and operate green as an opportunity to differentiate themselves as leaders in the marketplace.



LEED-EB

Build green. Everyone profits.

LEED-EB CERTIFICATION LEVELS

Points	Levels
32 – 39	Certified
40 – 47	Silver
48 – 63	Gold
64 – 85	Platinum

Sustainable Sites

14 points

Goals

- Reuse existing buildings and/or sites
- Protect natural and agricultural areas
- Support alternative transportation
- Protect and/or restore natural sites

Water Efficiency

5 points

Goals

- Reduce the quantity of water needed for the building
- Reduce municipal water supply and treatment burden

Energy & Atmosphere

23 points

Goals

- Establish energy efficiency and system performance
- Optimize energy efficiency
- Encourage renewable and alternative energy sources
- Support ozone protection protocols

Materials & Resources

16 points

Goals

- Use materials with less environmental impact
- Reduce and manage waste
- Reduce the amount of materials needed

Indoor Environmental Quality

22 points

Goals

- Establish good indoor air quality
- Eliminate, reduce and manage the sources of indoor air pollution
- Ensure thermal comfort and systems controllability
- Provide for occupant connection to the outdoor environment

Innovation in Upgrades, Operations and Maintenance

up to 5 additional points

Goals

- Recognize exemplary performance in any achieved LEED-EB credit
- Recognize innovation in green building not addressed by current LEED-EB credits

ABOUT LEED® (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN)

The LEED Green Building Rating System™ is the industry-recognized, voluntary standard that defines high performance green buildings — which are healthier, more environmentally responsible and more profitable structures. In addition to providing strategies for achieving a green building, LEED certification offers a marketable advantage over competitors and third-party validation of your sustainable accomplishments. The U.S. Green Building Council (USGBC) has developed rating systems for all aspects of the built environment:

- LEED for New Construction (NC)
- LEED for Existing Buildings (EB)
- LEED for Commercial Interiors (CI)
- LEED for Core and Shell (CS) in pilot
- LEED for Homes (H) in pilot
- LEED for Neighborhood Development (ND) pilot in 2006

HOW TO GET STARTED WITH LEED-EB

- **Visit the Web site** – Go to www.usgbc.org/LEED/eb to learn more about LEED-EB, review the rating system, download case studies, and check out the FAQs.
- **Attend a LEED-EB Workshop** – Workshops provide a detailed exploration of the rating system, case studies, and effective strategies for greening your building operations. A complete schedule of LEED workshops is available at www.usgbc.org/workshops.
- **Become a Member** – Encourage your company to join the USGBC. Not only are USGBC members recognized leaders in supporting a better built environment, they also receive a wide array of discounts on project registration and certification, accreditation, workshops and resource materials.
- **Attend Greenbuild** – Greenbuild International Conference and Expo is the premier conference on everything related to green building. Sponsored by the USGBC, Greenbuild hosts thousands of building industry professionals and is the annual place for learning, networking and exploring the latest advancements in green building design, construction, financing, operations and maintenance. www.greenbuildexpo.org
- **Get involved with your local chapter** – USGBC Chapters routinely host informative presentations and are a great way to connect with other professionals in your region who have experience implementing LEED-EB. Find your local USGBC chapter at www.usgbc.org/chapters.
- **Become a LEED Accredited Professional** – LEED Professional Accreditation is a distinguished pursuit among those aspiring to demonstrate their ability to apply the LEED Rating System to green building projects and facilitate and encourage the integrated design process.

Contact the USGBC – For questions related to LEED, workshops and the accreditation exam, e-mail leed-eb@usgbc.org. For questions about membership, chapters or the USGBC in general, e-mail info@usgbc.org or call 202-828-7422.