



LEED-CI

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# LEED for Commercial Interiors

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# What is the LEED–CI Rating System?

- The benchmark for tenant improvements of new or existing office space.
- An integrated design tool that sets the industry standards for green design and construction of tenant improvement projects to enhance indoor environment.
- Gives the power to make sustainable choices to tenants and designers, who do not always have control over whole building operations.
- The recognized standard for certifying high–performance green interiors that are healthy, productive places to work, are less costly to operate and maintain, and reduce environmental footprint.

# Why Certify?

- Drive down overall project cost by ensuring that environmental performance features are incorporated into the design from the project's outset
- Be recognized for your commitment to environmental issues in your community, your organization (including stockholders), and your industry;
- Receive third party validation of
- achievement;
- Qualify for a growing array of state and local government initiatives;
- Receive marketing exposure through USGBC Web site, Greenbuild conference, case studies, and media announcements

# Benefits of LEED-CI

- Enhance occupant well being and productivity
- Improve employee retention and reduce absenteeism
- Reduce liability associated with poor indoor air quality
- Increase marketability
- Decrease churn costs
- Lower operating and maintenance costs

# LEED-CI Certification Levels

Points	Levels
21 - 26	Certified
27 - 31	Silver
32 - 41	Gold
42 - 57	Platinum

# Sustainable Sites

- *7 Points Possible*
- Goals
  - Develop only appropriate sites
  - Reuse existing buildings and/or sites
  - Protect natural agricultural areas
  - Support alternative transportation
  - Protect and/or restore natural sites

# Sustainable Sites

## Points

SS Credit 1	Site Selection	3 Points
SS Credit 2	Development Density and Community Connectivity	1 Point
SS Credit 3.1	Alternative Transportation, Public Transportation Access	1 Point
SS Credit 3.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1 Point
SS Credit 3.3	Alternative Transportation, Parking Availability	1 Point

# Water Efficiency

- *2 Points Possible*

- Goals

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



# Water Efficiency

## Points

WE Credit 1.1	Water Use Reduction, 20% Reduction	1 Point
WE Credit 1.2	Water Use Reduction, 30% Reduction	1 Point

# Energy & Atmosphere

- *12 Points Possible*

- Goals

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

# Energy & Atmosphere

## Points

EA Prereq. 1	Fundamental Commissioning	Required
EA Prereq. 2	Minimum Energy Performance	Required
EA Prereq. 3	CFC Reduction in HVAC&R Equipment	Required
EA Credit 1.1	Optimize Energy Performance, Lighting Power	3 Points
EA Credit 1.2	Optimize Energy Performance, Lighting Controls	1 Point
EA Credit 1.3	Optimize Energy Performance, HVAC	2 Points
EA Credit 1.4	Optimize Energy Performance, Equipment and Appliances	2 Points
EA Credit 2	Enhanced Commissioning	1 Point
EA Credit 3	Energy Use, Measurement & Payment Accountability	2 Points
EA Credit 4	Green Power	1 Point

# Materials & Resources

- *14 Points Possible*
- Goals
  - Use materials with less environmental impact
  - Reduce and manage waste
  - Reduce the amount of materials needed

# Materials & Resources

## Points

MR Prereq. 1	Storage and Collection of Recycables	Required
MR Credit 1.1	Tenant Space, Long Term Commitment	1 Point
MR Credit 1.2	Building Reuse, Maintain 40% of Interior Non-Structural Components	1 Point
MR Credit 1.3	Building Reuse, Maintain 60% of Interior Non-Structural Components	1 Point
MR Credit 2.1	Construction Waste Management, Divert 50% From Landfill	1 Point
MR Credit 2.2	Construction Waste Management, Divert 75% From Landfill	1 Point
MR Credit 3.1	Resource Reuse, 5%	1 Point
MR Credit 3.2	Resource Reuse, 10%	1 Point
MR Credit 3.3	Resource Reuse, 30% Furniture and Furnishings	1 Point
MR Credit 4.1	Recycled Content, 10% (post-consumer + $\frac{1}{2}$ pre-consumer)	1 Point
MR Credit 4.2	Recycled Content, 20% (post-consumer + $\frac{1}{2}$ pre-consumer)	1 Point

# Materials & Resources

## Points (continued)

MR Credit 5.1	Regional Materials, 20% Manufactured Regionally	1 Point
MR Credit 5.2	Regional Materials, 10% Extracted and Manufactured Regionally	1 Point
MR Credit 6	Rapidly Renewable Materials	1 Point
MR Credit 7	Certified Wood	1 Point

# Indoor Environmental Quality

- *17 Points Possible*
- Goals
  - Establish good indoor air quality
  - Eliminate, reduce and manage the sources of indoor pollutants
  - Ensure thermal comfort and system controllability
  - Provide for occupant connection to the outdoor environment

# Indoor Environmental Quality

## Points

EQ Prereq. 1	Minimum IAQ Performance	Required
EQ Prereq. 2	Environmental Tobacco Smoke (ETS) Control	Required
EQ Credit 1	Outdoor Air Delivery Monitoring	1 Point
EQ Credit 2	Increased Ventilation	1 Point
EQ Credit 3.1	Construction IAQ Management Plan, During Construction	1 Point
EQ Credit 3.2	Construction IAQ Management Plan, After Occupancy	1 Point
EQ Credit 4.1	Low-Emitting Materials, Adhesives and Sealants	1 Point
EQ Credit 4.2	Low-Emitting Materials, Points and Coatings	1 Point
EQ Credit 4.3	Low-Emitting Materials, Carpet Systems	1 Point
EQ Credit 4.4	Low-Emitting Materials, Points and Coatings	1 Point
EQ Credit 4.5	Low-Emitting Materials, Composite Wood and Laminate Adhesives	1 Point
EQ Credit 5	Indoor Chemical and Pollutant Source Control	1 Point
EQ Credit 6.1	Controllability of Systems, Lighting	1 Point
EQ Credit 6.2	Controllability of Systems, Temperature and Ventilation	1 Point



# Indoor Environmental Quality

## Points (continued)

EQ Credit 7.1	Thermal Comfort, Compliance	1 Point
EQ Credit 7.2	Thermal Comfort, Monitoring	1 Point
EQ Credit 8.1	Daylight and Views, Daylight 75% of Spaces	1 Point
EQ Credit 8.2	Daylight and Views, Daylight 90% of Spaces	1 Point
EQ Credit 8.3	Daylight and Views, Views for 90% of Seated Spaces	1 Point

# Innovation & Design Process

- *up to 5 additional points*
- Goals
  - Recognize exemplary performance in any achieved LEED-CI credit
  - Recognize innovation in green building categories not addressed by current LEED-CI credits
  - Include LEED Accredited Professional on-project team

# Innovation & Design Process

## Points

ID Credit 1.1	Innovation in Design	1 Point
ID Credit 1.2	Innovation in Design	1 Point
ID Credit 1.3	Innovation in Design	1 Point
ID Credit 1.4	Innovation in Design	1 Point
ID Credit 2	LEED Accredited Professional	1 Point

The background of the slide is a vibrant green with a repeating pattern of small, semi-transparent circles. Overlaid on this are several large, semi-transparent circles of varying shades of green and light blue. In the upper right corner, there are two bright, glowing, abstract shapes that resemble stylized sunbursts or energy patterns. The text 'LEED-CI Case Study' is centered in the lower half of the slide.

# LEED-CI Case Study

# Boulder Associates Inc. Office

Boulder, Colorado

Owner: Pearl Street Mall Properties

Project Size: 13,323 square feet

Total Project Cost: \$780,000 (\$58/sq ft)



# LEED-CI Certification awarded October 6, 2005

Gold: 33 (out of 57 possible points)

- Sustainable Sites: 5 / 7
- Water Efficiency: 2 / 2
- Energy & Atmosphere: 7 / 12
- Materials & Resources: 5 / 14
- Indoor Environmental Quality: 9 / 17
- Innovation & Design: 5 / 5

# Boulder Associates Inc. Office

## Strategies

- Environmentally sound construction process included a one-month-flush-out period to reduce contaminants
- 1.4 gallon flush toilets, micro-hydro-powered electric-eye faucets, water-free urinals, and water-saving shower heads, which combined save 46,000 gallons of water per year
- Natural lighting to enhance employee satisfaction and reduce energy use
- Low-wattage lighting design and controls
- Natural materials and biodegradable components such as aspen excelsior ceiling panels and wheatboard wall panels conserve natural resources.
- Furnishings with low or zero volatile organic compound (VOC) content

# Boulder Associates Inc. Office

## Project Benefits

- 39% of materials and furniture have recycled content
- 43% less water use
- 55% of demolition/construction waste diverted from landfill





**LEED-CI**

# **LEED-CI Projects**

Recreational Equipment Inc.  
Portland, OR  
Retail Space  
LEED-CI Gold



Environmental Defense  
Washington, DC  
Commercial Office  
LEED-CI Silver





**Interface Showroom and Offices  
Atlanta, GA  
Multi-Use Space  
LEED-CI Platinum**



**DPR Office Building  
Sacramento, CA  
Commercial Office  
LEED-CI Gold**



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