



## LEED Buildings and You

City Council passed the updated Green Building Policy for City Facilities in 2009 **requiring that City facilities become LEED certified**. What does this mean and how does this affect you?

### WHAT IS LEED?

**Leadership in Energy and Environmental Design (LEED)** is a building certification system that verifies buildings improve energy and water efficiency, reduce CO2 emissions, improve indoor environmental quality, and are sensitive to their environmental impact. Certification involves earning points in five main categories (see chart on the right). LEED certification is available for new building construction, existing buildings, homes, and even neighborhoods.

Energy 35%
Site Planning 26%
Indoor Environmental Quality 15%
Water Management 14%
Material Use 10%

Percentage Point Breakdown for LEED EBOM Certification

**LEED for Existing Buildings: Operations and Maintenance (LEED EBOM)** is a set of standards for building owners and tenants that measure building improvements, operations, and maintenance. Behavior and results are tracked for a “performance period” ranging from 3-24 months.

### HOW DOES LEED AFFECT YOU?

As City buildings begin to pursue LEED certification, the help and support of the building’s tenants (THAT’S YOU!) will be crucial to the project’s success. All of the below actions earn points towards certification:

- **Alternative Transportation** – Points are earned based on the percentage of tenants using alternative forms of transportation, including compressed work schedules and telecommuting. The City will determine this by conducting a “commuting to work survey.” So when you see it, fill it out!
- **Waste Management** – The building’s recycling rate must be at least 50% to receive credit, but the City has a loftier goal of 85% by 2015. This past fiscal year, buildings managed by Facilities Services averaged a rate of 40%.
- **Purchasing** - Specific criteria must be met in each of the purchasing categories: cleaning products, office supplies, electronics, furniture, and construction. If you purchase anything for your bureau, think about green alternatives before you buy. Training will be provided for all relevant staff as buildings begin pursuing certification.
- **Energy Usage** – On average, energy consumed by electrical outlets (the plug load) accounts for 15-30% of a building’s total energy use. Of that, 60% is computer usage. Don’t forget to turn off your computer and monitor at night and turn off lights when you leave a conference room or office.

Many of these actions are already occurring, so why is this important? The City has to **prove** these actions are being done by tracking them! Every purchase in the building, every person’s commuting habits, total waste and energy costs must all be tracked. If your building undergoes the LEED process, employees will be key partners in tracking information, being open to new ideas, and responding to surveys.

### THE PORTLAND BUILDING PILOT

This fiscal year the Portland Building will pursue LEED Silver certification. An assessment of the building was conducted in 2009 and the project was officially registered in June 2010. As the building gears up for the 3-24 month tracking phase, your support is needed! In the coming months, please intentionally think about how you get to work, your energy use, recycling behavior, and whether or not your purchases are green. Stay tuned for training and educational opportunities to learn more about LEED requirements and tracking.

#### Dig Deeper:

- [The Portland Building Scorecard, July 2010](#) (includes graphs of water, waste, & energy use)
- [Overview of LEED for Existing Buildings](#) (presentation of LEED & the Portland Building, including current status & possible credits)
- [City’s Green Building Policy](#)
- [The Official LEED Website](#)