



LEED-EB

Build green. Everyone profits.

LEED for Existing Building Frequently Asked Questions

Updated: April 7, 2005

What is LEED for Existing Buildings?

LEED-EB is a rating system for the sustainable operation and upgrades of existing buildings. LEED-EB improves building operation and performance while reducing overall operating costs, and provides a structure for maintaining performance over the long term. LEED-EB is an effective measure of sustainable building operations, upgrades, and maintenance. It is one tool within a suite of LEED assessment instruments developed by the USGBC to promote market transformation to sustainable building and operating practices.

Who should use LEED for Existing Buildings?

LEED-EB helps building owners and managers solve building problems and improve building performance throughout a building's life cycle. LEED-EB applies to the spectrum of facilities ranging from those in need of significant system and operational improvements to buildings in need of relatively modest facility and operation improvements. LEED-EB requires three months of operational data for an initial certification, so any construction projects must be complete for at least that long before EB certification can be pursued. Existing buildings undergoing substantial renovations are eligible to become certified under LEED-CI, LEED-EB (upon completion of the renovation and three months of occupancy/operation) or LEED-NC. Comparing the requirements of LEED-EB to other LEED Rating Systems will help you determine which rating system is better suited to your needs.

How is LEED-EB different from other LEED Rating Systems?

LEED-NC and LEED-CI are certifications that focus largely on the construction and/or renovation project. When the project is complete and the building is in operation, LEED-NC and LEED-CI have performed their intended task. The intent of LEED-EB is to certify the operation of the building, capturing both its physical systems (equipment, design, land use, etc.) but also the way the building is occupied and operated by its managers (waste management, temperature monitoring, commuting programs, etc.). So where LEED-NC and LEED-CI certify the act of renovating, constructing or tenant fit-out, EB certifies the completed and operated building as it functions on an ongoing basis.

How do I know if LEED-EB is the right LEED Rating System for my project?

Some projects may have only one applicable Rating System while others may have more. USGBC encourages the project team to tally a potential point total using the Rating System checklists for all possibilities. The project is a viable candidate for LEED certification if it can meet all prerequisites and achieve the minimum points required in a

*FAQ for LEED for Existing Buildings
Updated April 7, 2005*

given Rating System. If more than one Rating System applies, then it is up to the project team to decide which one to pursue. If questions or concerns remain, please e-mail leedinfo@usgbc.org.

How was LEED-EB developed?

LEED-NC was the starting point for the development of LEED-EB. The LEED-EB Committee, a group of experts representing various facets of the industry, developed a draft of the rating system (LEED-EB Pilot Program Rating System) with input from the LEED Steering Committee. Technical Advisory groups, the Technical and Scientific Advisory Committee, and representatives from all major sectors of the building industry also guided the development of LEED-EB. The rating system was piloted in 100 buildings to ensure its practicality as a tool for achieving sustainability. Comments on the pilot rating system received from pilot participants and members of the public guided revisions to the draft system, and the USGBC membership approved a final, 'balloted' draft of LEED-EB in October of 2004.

What are the benefits of LEED-EB?

LEED-EB helps building owners and managers solve building problems, improve building performance, and maintain and improve this performance over time. LEED-EB reduces cost streams associated with building operations, reduces environmental impacts, creates healthier and more productive employee workspaces, and provides public recognition for leadership in sustainability.

What is the process for LEED-EB certification?

LEED-EB Certification steps:

1. Register eligible building
2. Identify and implement operational improvements and equipment upgrades necessary to obtain certification
3. Prepare your application by documenting building performance data and operational procedures
4. Submit certification application to the USGBC for review and provide any supplemental information deemed necessary by the reviewers
5. Receive a final LEED-EB certification review from the USGBC

Where can I get an updated copy of the LEED-EB Rating System?

It's available for download by [clicking here](#) and then following the link to the Rating System.

Can I register and certify my project with LEED-EB?

To register your project as LEED-EB, [click here](#) and then follow links for LEED Registration on the left-hand side of the screen. Remember to sign-in to reflect your member discount.

How often does a project need to re-certify under LEED-EB?

Re-certification of buildings is required at least once every five years, though buildings can be re-certified as often as annually. Annual certification might be beneficial in cases where building operators want yearly feedback on building performance for performance reviews and budgeting, or in cases where LEED-EB certification scores are included in lease agreements as a metric for quality of delivered space. Applications for re-

certification only require documentation of changes in policies and performance data that have occurred since initial LEED-EB certification.

Is there a minimum age for a building to participate in LEED-EB?

LEED-EB requires buildings to be at least 2 years old before certifying. Buildings less than 2 years old can register projects and begin the performance period for certification under LEED-EB, but will not be certified until 2 years have elapsed.

What happens to the pilot version of LEED-EB?

All new registrations for LEED-EB are required to use the final balloted draft of the rating system, LEED-EB Version 2.0. Buildings that registered under the LEED-EB pilot are encouraged to submit their certification application using the balloted version of LEED-EB, but they retain the option of using the pilot version.

Is LEED-EB training available?

The USGBC provides LEED-EB workshops. To view the dates and locations of LEED-EB workshops, visit the [Workshops](#) section of the Products and Services page on the USGBC website. Click on 'Workshops' on the left-hand side of the screen and then select the type of workshop you are interested in.

Where can I get answers to additional LEED-EB questions?

Send emails to: leedinfo@usgbc.org or call 202-828-7422.