



LEED for Existing Buildings: Operations & Maintenance

What's New and Improved in LEED for Existing Buildings: Operations & Maintenance?

A product of a year's effort by the LEED for Existing Buildings Core Committee, the new rating system features:

- **Streamlined reporting**
- **Fewer prerequisites**
- **Greater focus on operations and maintenance**
- **Ease of scale for use in greening large portfolios of existing buildings**
- **More rewards for measured environmental performance**

Improvements include:

- **Expanded sections on**
 - **Energy efficiency** — there are now 50% more points for energy efficiency in EA Credit 1 and brand new credits for energy best practices, including auditing, existing building commissioning, and ongoing commissioning.
 - **Water efficiency** — contains double the number of points available and includes new credits for water metering and cooling tower water efficiency.
 - **Green cleaning** — this area has been consolidated in one credit category and emphasis has been added on achieving a comprehensive green cleaning program and use of performance metrics for cleaning effectiveness.
- **Greater emphasis on operations, maintenance and upgrades**
 - New construction credits and prerequisites were removed making room for greater emphasis on operational best practices.
- **Strong commitment to performance**
 - Prescriptive credits, including those for bike racks and carpool signs, have been converted into a performance-based system that rewards measured results.
- **Clearer credit distinctions**
 - All the credits in the materials section have been sorted into simple, logical groups, including consumable goods, durable goods, and facilities alterations and additions.
- **Fewer prerequisites**
 - These have been reduced from 13 to nine without sacrificing any essential best practices or compliance criteria. Challenging prerequisites — Lighting Mercury Source Reduction and Waste Stream Audit, for instance — have been converted into credits instead.

Green buildings can significantly reduce greenhouse emissions and energy dependence while improving the health and productivity of their occupants.

- Every year buildings are responsible for 39% of U.S. CO2 emissions. They use 71% of the nation's electricity and account for 70% of all landfill waste.
- Green buildings use less energy, water, and natural resources; create less waste; and are healthier and more comfortable for the occupants.
- With more than 60 billion square feet of already constructed buildings in the marketplace, greening existing buildings can make a significant contribution.

LEED for Existing Buildings came online in 2004 as a way to certify the operations and maintenance of the building and create a plan for ensuring high performance over time by institutionalizing the processes of reporting, inspection and review over the lifespan of the building.

Responding to the marketplace's request for a system that was more streamlined, this next version, **LEED for Existing Buildings: Operations & Maintenance**, strives to clarify the intent of the original rating system and amplify its operations and maintenance scope. The result is a powerful tool for helping building owners and operators make substantive contributions to reducing carbon emissions, improving energy efficiency and indoor environmental quality, and providing their occupants with healthier places to live, work and play.

Project registration for **LEED for Existing Buildings: Operations & Maintenance** will be available in late November 2007. Submittal templates and reference guide will come online in early 2008, at which point all projects will be required to register under the revised rating system.