



# LEED Application Guide for Multiple Buildings and On-Campus Building Projects

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For Use with 2009 LEED Rating Systems for  
Design and Construction and Operations and  
Maintenance

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## Introduction

This Application Guide for Multiple Buildings and On-Campus Building Projects (AGMBC) is for projects that are on a shared site under the control of a single entity; for example, a corporate or educational campus, government installation or commercial development.

This guidance seeks to:

- encourage a holistic approach to project management
- define campus-appropriate documentation requirements and capture economies of scale in the certification process
- address the unique challenges and opportunities inherent in campus projects
- maintain the technical integrity and rigor of the LEED rating systems

If projects are expected to have credit submittal documentation that is the same because they are on a campus, this guidance can help streamline the documentation submitted for review under the standard LEED certification process. LEED 2009 Project teams that wish to utilize the multiple building and campus approaches outlined in this guidance must meet all requirements outlined in the guidance.

The term [campus](#) is used to represent a single site under the ownership or management of a single entity. Please see the Glossary for additional definitions.

### Applicability

The AGMBC may be used for all rating systems in the 2009 Building Design and Construction, 2009 Interior Design and Construction and 2009 Operations and Maintenance rating system groups.

**This guidance does NOT constitute a new rating system.** The credit and prerequisite requirements are unchanged and remain consistent with the published LEED Rating Systems, Reference Guides, Addenda, and LEED Online Forms.

Projects registered under pre-2009 LEED rating systems are not eligible to use this document unless they first upgrade their project to LEED 2009. Instead, LEED-NC v2, LEED-CSv2.0 and LEED for Schools projects may use the 2005 AGMBC.

LEED projects that elect to use this guidance should meet **all** of the following criteria:

- Certification is being pursued under one of the LEED 2009 rating systems.
- All buildings or spaces are under control of the same owner, developer, or property management.

- All buildings or spaces are located on a single site, as defined in the [LEED Minimum Program Requirements](#).
- Each of the buildings or spaces can independently meet the [LEED Minimum Program Requirements](#). [note that for MPR #6, buildings must *individually* meter and make available whole building energy and water usage data after certification]
- Each of the buildings or spaces can independently meet all prerequisites of the LEED rating system being used with certain exceptions noted in the credit level guidance.

## AGMBC Approach Basics

Determine what type of credit documentation will be needed. The AGMBC outlines two strategies for credit documentation. Project teams may use one or both strategies as applicable.

- 1) [Campus credits](#) - Eligible LEED credits and prerequisites reviewed as campus credits within a master site. Create a master site and document compliance for the entire campus by completing campus credits. Pre-approved campus credits may then be claimed by all LEED projects associated with that master site. The master site itself receives no certification.
- 2) [Group credits](#) – Document credit compliance for a group of buildings or spaces within a single LEED project boundary. The entire group receives a single LEED rating and certification.

## Campus Credits earned through a Master Site Review

Campus credits allow eligible LEED credits and prerequisites to be documented once for an entire campus. These campus credits are pre-approved through a separate review in the master site. Once pre-approved, campus credits are available to LEED projects (both individual and group projects) associated with the same master site and located within that same [LEED campus boundary](#).

The AGMBC Help section of [LEED Online v3](#) contains detailed information to explain how to register and certify projects using this guidance. The Help content should be used alongside this guidance document to certify projects.

## Creating a Master Site

All campus credit information is documented within a [master site](#) in LEED Online v3. Projects on the campus that submit for certification and reference the master site can utilize the credits pre-approved in the master site review. When registering a master site in LEED Online, please use the words master site in the title (for example, State University Master Site).

Provide the following information with the master site:

- a general narrative of the overall campus project
- a schematic site plan showing the location of the LEED campus boundary and the location of each project pursuing LEED certification
- a list of the campus credits being attempted
- a list of the individually registered projects to which the campus credits will apply

Campuses using both a rating system from the Building Design and Construction and Interior Design and Construction rating system groups and the LEED for Existing Buildings: Operations & Maintenance rating system must have separate master site registrations for new construction and existing buildings projects even if the buildings and spaces are on the same campus. Building design and construction and interior design and construction projects can be in the same master site.

#### Documenting Site-Wide Compliance

A campus credit includes documentation on the entire area within the LEED campus boundary. All campus credits are associated with a master site. Teams can choose to submit the master site for a standard (combined) or split (design and construction) review. The master site can be submitted for review either prior to or at the same time as the first building submitting for certification review. The outcome of a master site review is that campus credits are pre-approved for use on projects; **at no time will the master site receive a LEED Certification.**

#### Claiming Campus Credits on Individual or Group Projects

Projects associated with the master site may use pre-approved campus credits to submit for certification. To claim pre-approved campus credits, register individual or group projects and associate them with a master site. A separate registration is required for each individual project or group project. Projects should be registered using a similar naming convention as the Master Site (for example, State University Project 1). Each project goes through the typical review process for individual projects.

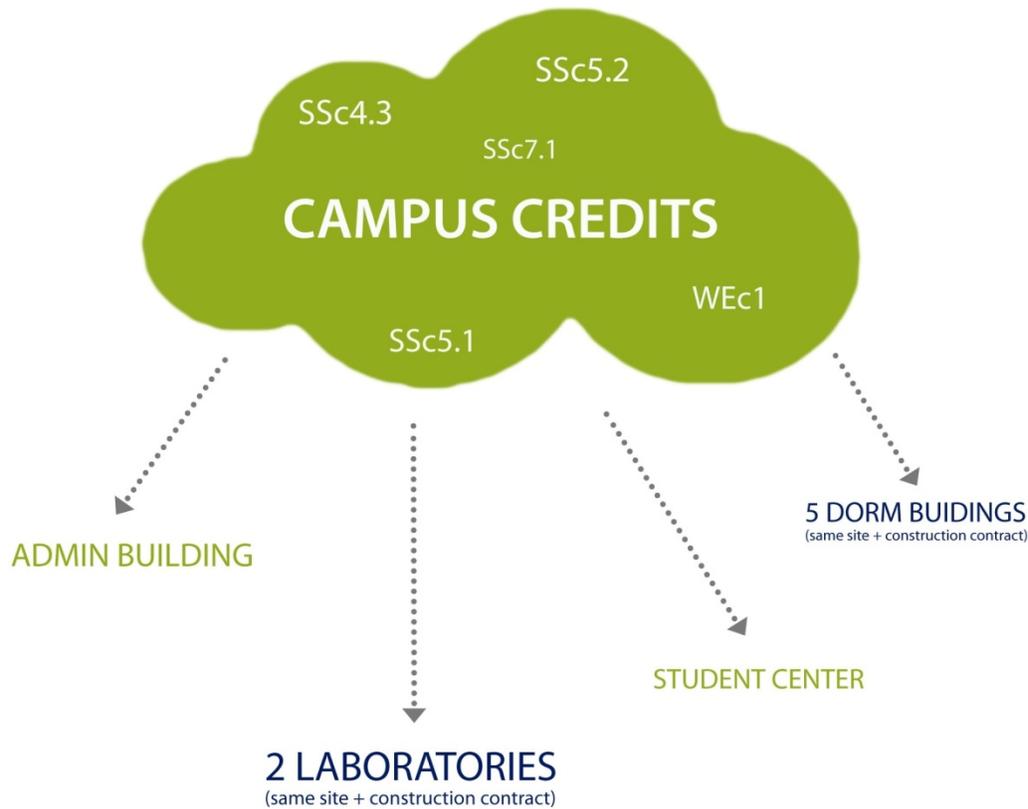


Fig. 1 A D&C master site containing campus credits used with individual and group projects

**Determining the LEED Campus Boundary**

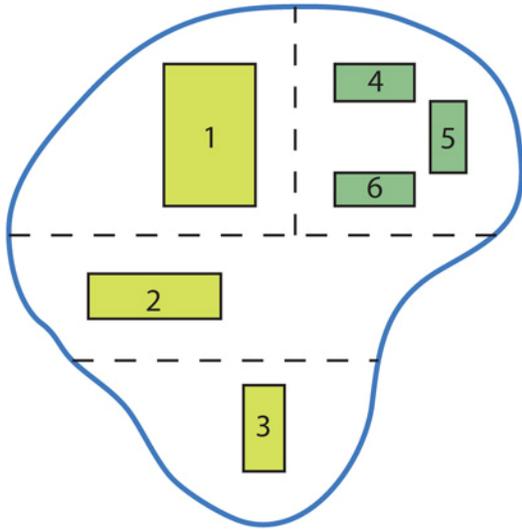
A key step in creating the master site is defining a [LEED campus boundary](#) in addition to each registered project’s individual [LEED project boundaries](#). Both the LEED campus boundary and LEED project boundaries must comply with applicable [Minimum Program Requirements](#) and [MPR Supplemental Guidance](#) as published on the USGBC website.

Project teams should use reasonable judgment in drawing a boundary following these general guidelines:

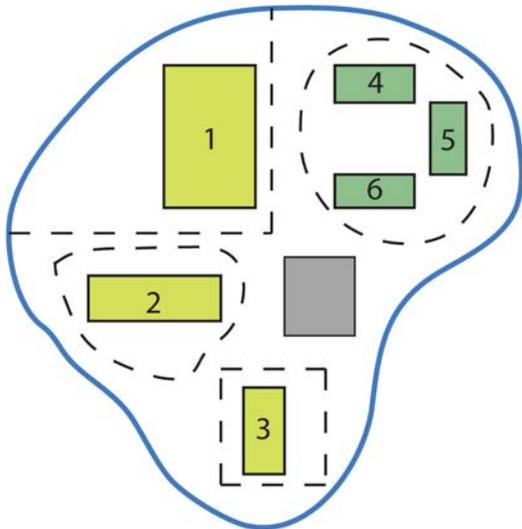
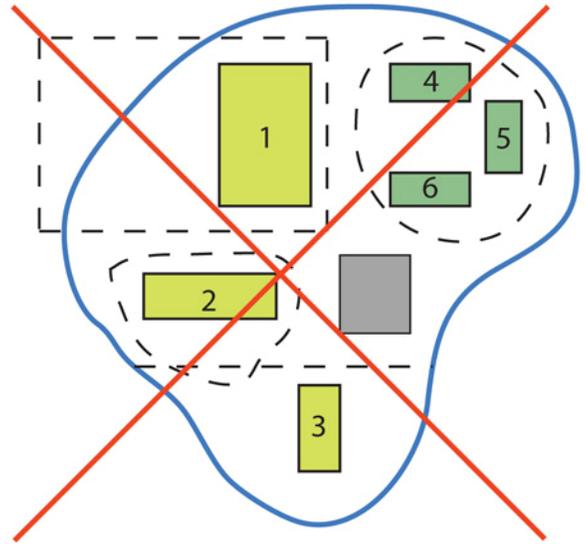
- Projects may elect to use the legal limits of the campus (e.g. property boundary) or define an alternative boundary for LEED purposes that is wholly contained within the legal ownership rights of the site. The entire area contained within this boundary is required to be under the same ownership or property manager or developer.
- All LEED project boundaries must be wholly contained within the LEED campus boundary.

- The LEED campus boundary may include real property for which LEED certification will not be pursued and it is not necessary that the sum of all individual LEED project boundaries make up the entire LEED campus boundary area. However, all site features and amenities within the LEED campus boundary will be considered during the review of **all** campus credits. For example, when calculating the open space requirements for SSc5.1 and SSc5.2, the footprints of all real property within the LEED campus boundary must be included in the calculations regardless of whether the building or space is seeking LEED certification.
- The LEED campus boundary must be a single unbroken site, unless the non-contiguous parcels meet the conditions stated in the Minimum Program Requirements Supplemental Guidance.
- To comply with the minimum project area to site area ratio requirement, the [gross floor area](#) used for the calculation should include all real property within the LEED campus boundary regardless of whether it is pursuing LEED certification.
- If the LEED campus boundary changes or if any subsequent projects change the master site's credit performance, all affected credits must be re-reviewed at the expense of the project team

ACCEPTABLE



NOT ACCEPTABLE



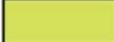
-  LEED Campus Boundary
-  LEED Project Boundary
-  LEED Project Building (Individual Certification)
-  LEED Project Building (Group Certification)
-  Non-LEED Building

Fig. 2 Determining the LEED campus boundary

## Group Project Certification

Multiple buildings or spaces may be certified as a group within one [LEED project registration](#), where the entire group, with a single LEED project boundary, receives a single rating and certification. All group project documentation must demonstrate that the group of projects collectively meets the credit requirements using a [group credit](#). The group project certification may be used independently or in combination with campus credits documented under a master site review. In addition to the eligibility criteria listed in this guidance, a group project certification must meet **all** of the following criteria:

- For design and construction projects, the buildings or spaces that comprise the group must be under the same construction contract and constructed at the same time. For operations and maintenance projects, all buildings in the group must be under the same ownership and management, share the same performance period and have space types that are [substantially similar](#).
- All buildings or spaces within a group project certification must use the same rating system and must use the same compliance paths for all credits and prerequisites pursued.
- Calculations and documentation for all credits and prerequisites pursued must represent all real property and site features within the LEED project boundary for the group project, unless specifically exempted by the LEED Minimum Program Requirements or Reference Guide credit language. No selective exemptions, exclusions, or omissions are permitted.
- Each building or space in the group project must independently qualify for the chosen LEED rating system. For more information see the [LEED Rating System Selection Guidance](#) available on the USGBC website

The AGMBC Help section of [LEED Online v3](#) contains significant information to explain how to register and certify projects using this guidance. The Help content should be used alongside this guidance document to certify projects.

### Documenting Group Compliance

A group project pursues one certification and rating for the entire group and must use the credit specific documentation paths included in this guidance. Where credit documentation is site-wide or aggregated from multiple buildings or spaces, points are awarded to the group based on the performance of the project as a whole. For credits documented on an individual building or space basis, points are awarded to the group based on the lowest performing building except where noted (for example, EAc1) in the credit specific information in the

appendices. The definition of the group project must be consistent across all credits and prerequisites.

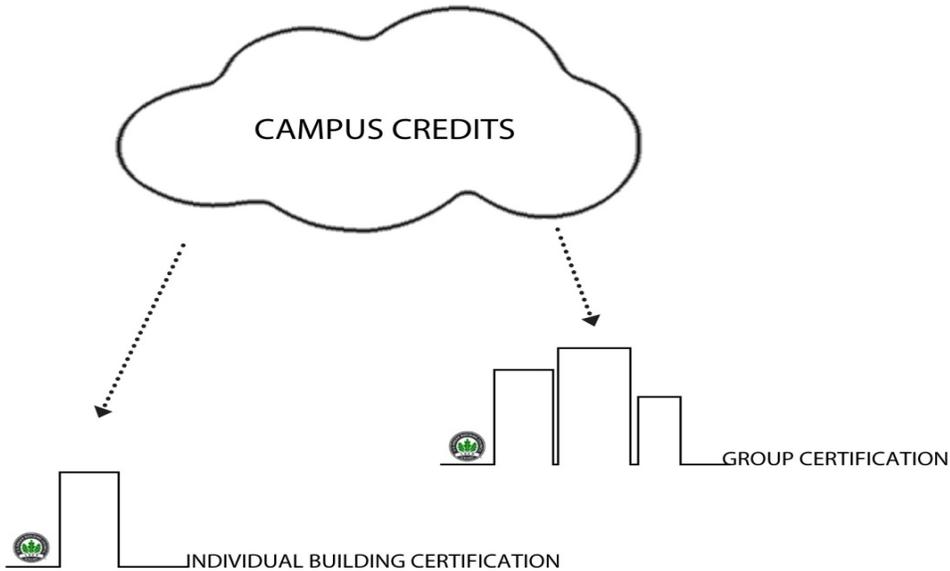


Fig. 3 Campus credits used for group and individual building certification

## Credit Guidance

The tables included in the appendix list the prerequisites and credits that can be used as either campus or group credits. Credits and prerequisites marked *campus* are eligible to be included as campus credits in a master site. Those marked *group* have group application guidance that must be followed if pursued in a group project certification. Some credits require the use of a specific compliance path if they are to be pursued as a campus credit or a group credit.

[Appendix A: AGMBC Applicability for Credits and Prerequisites in LEED 2009 Design and Construction Rating Systems](#)

[Appendix B: AGMBC Applicability for Credits and Prerequisites in the LEED 2009 Existing Buildings: Operations & Maintenance Rating System](#)

### *Example of credit types:*

In Table 1, SSc7.1- Heat Island Effect Non-roof, is listed as *campus* and *group*. This credit can be pursued as a campus credit within a master site. If pre-approved in the master site review, this credit may be used on future group or individual project certifications associated with that master site. The credit may also be pursued for a group project, by following the group project application guidance, independent of a master site.

## **Additional General Guidelines**

### Campus or group strategies for credits not included in tables

If the project team believes that they can demonstrate compliance with a credit not listed in this guidance as a campus credit or a group credit, they may either submit the approach during the project review, or submit an inquiry via the [formal inquiry](#) process if feedback is required prior to submitting a project for certification review. The team must describe why the approach will produce the same end result as an individual compliance approach.

### FTE or Occupant Calculations

If campus credits involve full time equivalents (FTE) or occupants, FTE or occupant calculations must be provided for all buildings and spaces contained within the LEED campus boundary (regardless of whether those buildings or spaces are pursuing LEED Certification). For credits that are not being attempted as campus credits, FTE or occupant calculations need only account for the individual LEED project.

### Including real property within the LEED campus boundary that is not pursuing LEED certification

The LEED campus boundary may include real property for which LEED certification has not or will not be pursued.

### Use of campus credits optional [master site review only]

Any of the credits or prerequisites listed as campus eligible may be pursued as individual project credits or as campus credits. If a credit or prerequisite is achieved as a campus credit, individual projects that are part of the same registration block may still attempt the credit on an individual basis.

### Documenting individual credit compliance with campus-wide data

There are times when LEED credits allow projects to use campus-wide information to show compliance with the credit without using the AGMBC. The [AGMBC FAQs](#) contains a list of these credits and more information can be found in the reference guides for each rating system as well as the [LEED Interpretations](#) database.

### Campus credit cross-checks

Pre-approved campus credits in the master site will be cross-checked for consistency with the submittal documentation for every new project. If an inconsistency is found, or if other information provided in subsequent project reviews calls into question the potential achievement of any LEED requirement, GBCI reserves the right to request additional information and/or deny the associated credits or prerequisites. If any of the circumstances listed above occurs, the campus credit must be re-submitted for review at an additional cost.

### Alternative Compliance Paths

There are no pre-approved rating system alternative compliance paths available for campus and multiple building projects at this time. If a project team wishes to gain approval for an alternative compliance path, they may either submit the approach during the regular certification review, or submit an inquiry via the [formal inquiry](#) process if feedback is required prior to submitting a project for certification review.

### New Versions of LEED

If the version of LEED in use changes (for example from LEED 2009 to future versions of LEED) all campus credits must be re-submitted for review at the expense of the project team before the campus credits may be used on projects under the new version of the rating system.

### Addenda

All LEED projects are held to addenda released prior to the project's registration date. Accordingly, we encourage project teams to coordinate registration of the master site with those LEED projects that will be taking advantage of the campus credits contained within the master site so that all projects are held to the same addenda.

### Adding credits to the master site

After the master site has gone through the review process, new credits may be added to the master site registration at any time. Review of these credits is facilitated through the appeals process in LEED Online. Please see the Help content in LEED Online for more information. New campus credits will be available only to projects associated with the master site that have not submitted for review when the new credits are added.

## **Additional Information for LEED-EB: O&M Projects**

The master site may be used to pre-approve policies, plans and campus credits that are not dependent on a performance period. Individual projects may subsequently submit with project-specific performance periods for all other credits. Aggregated performance data is not allowed except within a group project registration as discussed in this guidance.

### Design and Construction Streamlined Paths

For credits that offer compliance via the Design and Construction Streamlined path, all buildings within in the LEED campus boundary, if previously certified individually, must have earned the credit in order to be eligible to use this compliance path.

### District Energy System Guidance

If the campus has a central plant, the district energy system (DES) guidance for LEED 2009 Existing Buildings: O&M projects must be used in the individual project submissions. The use of DES guidance for LEED 2009 is optional for design and construction projects.

## **Glossary**

**Block** – In reference to LEED online v3 projects, a block is a free project management tool for customers with multiple LEED projects. Projects can be grouped together in a block as specified by the customer. For example, a block may be created to group LEED projects on a campus or under a single management firm.

**Campus** - A single shared site under the ownership or management of a single entity. For example, this could be a military base, a corporate campus or a college or university.

**Campus credit** - A LEED prerequisite or credit that can be attempted for most or all projects within a LEED Campus Boundary because of shared site features and uniformity in project or management traits.

**Gross floor area**- *(based on ASHRAE definition)* Sum of the floor areas of the spaces within the building, including basements, mezzanine and intermediate-floored tiers, and penthouses with headroom height of 7.5 ft (2.2 meters) or greater. Measurements must be taken from the exterior faces of exterior walls OR from the centerline of walls separating buildings, OR (for LEED CI certifying spaces) from the centerline of walls separating spaces. Excludes non-enclosed (or non-enclosable) roofed-over areas such as exterior covered walkways, porches, terraces or steps, roof overhangs, and similar features. Excrenches, and chimneys.

**Group credit** - A LEED prerequisite or credit that, when pursued within a group project certification, requires credit documentation that is aggregated from multiple buildings or spaces. Points are awarded to the group based on the performance of the project as a whole.

**Group project** – Multiple buildings or spaces that pursue one LEED certification and rating for the entire group of buildings or spaces.

**LEED campus boundary** – The site area defined as the LEED project boundary for all campus credits. This may be the legal limits of the shared site (e.g. property boundary) or an alternative boundary for LEED purposes. The LEED campus boundary must be a single unbroken site, unless the non-contiguous parcels meet the conditions stated in the MPR Supplemental Guidance.

**LEED project boundary** - The portion of the project site submitted for LEED certification. For single building developments, this is the entire project scope and is generally limited to the site boundary. For multiple building developments, the LEED project boundary may be a portion of the development as determined by the project team.

**LEED project building-** The structure which is attempting or has earned certification

**LEED project space-** The gross floor area which is attempting or has earned certification

**LEED project registration-** The process to establish a LEED project in LEED Online. This process is considered complete once payment is received.

**Master site** – A LEED project registration for the purposes of holding all campus credits for review. At no time will the master site receive a LEED certification.

**Substantially similar** – For EBOM group certification, projects must contain buildings that function as a cohesive facility, such as a collection of dormitories or a corporate headquarters. In these cases, it is expected that all buildings are the same space type, but exceptions may be made for some projects with limited deviation, such as a corporate headquarters that has a separate cafeteria building that falls under the same central management and can legitimately be included as part of the group certification.