



April 18th 2008
In Person Meeting

MINUTES

1800 Massachusetts Ave,
NW, Suite 300
Washington, DC 20036
T: 202 828-7422
F: 202 828-5110
www.usgbc.org

LEED Steering Committee (LSC)

Title	LSC Member	Attendance	Proxy	Voting	Attendance
Chair	Scot Horst*	X	n/a	Yes	
Vice Chair	Joel Ann Todd*	X	n/a	Yes	
LEED-NC	Muscoe Martin	X	Craig Kneeland	Yes	
LEED-EB	Stu Carron	X	Sheila Sheridan	Yes	
LEED-CI	Holley Henderson*	X	Denise Van Valkenburg	Yes	
LEED-CS	Christine Magar	X (1/2)	Jerry Lea	Yes	
LEED-H	Kristin Shewfelt		Steven Winter	Yes	
LEED-ND	Doug Farr		Jessica Millman	Yes	X
SS TAG	Bryna Dunn		Stewart Comstock	Yes	
WE TAG	Neal Billetdeaux	X	John Koeller	Yes	
EA TAG	Greg Kats	X	Marcus Sheffer	Yes	X
MR TAG	Nadav Malin*	X	Mark Webster	Yes	
IEQ TAG	Bob Thompson	X	Steve Taylor	Yes	
TSAC	Malcolm Lewis*	X	Joel Ann Todd	Yes	
Curriculum	John Boecker*		Lynn Simon	Yes	X
Chapters	Sara O'Mara	X	Charlie Tomlinson	Yes	
USGBC CEO	Rick Fedrizzi *		n/a	No	
Board Liaison	Lauren Yarmuth	X	n/a	No	
Canada Liaisons	Alex Zimmerman		Stephen Pope	No	X
Other LSC Meeting Attendees				Voting	Attendance
USGBC Staff	Deon Glaser Brendan Owens Chris Marshall Meghan Bogaerts Sonia Punjabi Vinod Aranha Miranda Gardiner		X	No	X
Guest Attendees	Susan Kaplan (Tech Comm VC) Brenda Morawa (Cert Comm VC) Chris Pyke (CTG Energetics) Lisa Matthiessen (MS Comm VC)		X	No	

* LEED Management Sub Committee
Quorum met at 8:40 am EST.

1. Declaration of Conflicts

- SH, SK, LS, MS, NB, SO, HH, LY, SC, MM, ML, LM, CM all work on LEED projects
- SH, LS, MS, HH, MM, LM are LEED faculty
- SH, MS, ML do LEED certification reviews
- SH is associated with Athena International
- GK works for a company invested in green technology
- HH sits on product manufacturer advisory boards
- LY is a board member and does LEED trainings
- JT is on the Board of an international sustainable buildings organization
- ML is the president of the company that developed the weightings tool
- LM is a LEED assessor



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2. Introduction and Overview

- a. Attendees introduced themselves to the group. Scot Horst began the meeting by discussing the evolution of LEED over the past few years and the direction LEED is going in the next version. Because of the scope of improvements LSC is proposing to LEED, they emphasized the importance of properly educating the Board on the changes prior to their meeting. LSC members will reach out to the Board to ensure any concerns or questions they have prior to the next Board meeting are addressed and to raise their confidence in the proposed revisions to LEED. The group agreed to have a call set up to address this and to identify LSC members who will be responsible for individual topics.
- b. Scot reviewed the motions passed at the October 4, 2007 meeting to refresh the committee on what has already been approved and to review the foundation on which this meeting is based.

3. DISCUSSION/ACTION: Weightings

- a. Brendan introduced the proposed weightings tool and the basis for how the credit categories and credits are weighted through TRACI categories. The group discussed the shift in weightings and how this affects the overall points allocated in LEED. LSC felt it was important to specify that LEED is currently unintentionally weighted based on the introduction of new credits through the development of each rating system. This has led to the unintentional weightings of each category without regard to the true environmental impact of each credit. The proposed weightings will give each credit weight based on scientific information and will more accurately distribute points throughout each credit category.
- b. It was noted that this first version of the newly weighted LEED uses existing credits only as a base to build off of. The following version of LEED will have new and revised credits to address issues not yet in LEED and the weightings exercise will be done again to reweight the new system. The group also discussed that these categories are a starting point for LEED and will be revisited and revised for the following version of LEED to more thoroughly assess the benefits of LEED credits.
- c. An LSC member raised that LSC needs to focus on how the weightings will incentivize building owners to do and where to locate their buildings. The group agreed that location is an important part of building a green building and LEED for Neighborhood Development, which more thoroughly addresses this, will be integrated into the weightings exercise for the following version of LEED.
- d. It was noted that the proposed weightings show that some credits are not as environmentally valuable as LSC would like them to be and therefore the credits may need to be revised so they have a higher weight in the future.
- e. LSC discussed the possible market implications of a credit receiving a fractional point value based on the weightings exercise. The group discussed the idea of keeping credits in LEED as a minimum of 1 point (no fractional points) as a transitional way to introduce weightings into the marketplace. It is intended that this will be revisited in the future.
- f. LSC discussed the building prototype used for the weightings tool is based on the average LEED building statistics. The tool uses impact variations of buildings with different performance thresholds in various locations and in a variety of scenarios including low performing buildings in urban areas and high performing buildings in rural areas. In the future LEED should be able to give different weightings for projects with different scenarios; however USGBC does not yet have the infrastructure to support this.



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- g. MOTION: SC: Be it resolved that in this current round as a transition to begin the explicit weighting of LEED points, the LEED Steering Committee moves to approve the requirement that all LEED credits have an integer value and that all existing LEED credits have a minimum point value of 1.
- h. SECOND: MM
- i. DISCUSSION: The group discussed the need to explicitly state that having a 1 point, no fractional point motion is for this round of weightings and is intended to be revised in a future weightings exercise.
- j. VOTE: 14 ayes, 0 nays, 0 abstentions. MOTION PASSES.

BREAK

- k. The group regrouped and continued discussion about weightings. They reviewed the proposed scorecard of LEED for New Construction.
- l. Brendan introduced a proposal for how to allocate the extra few points left over after each credit weight is rounded to a whole number. This proposal included allocating the points based on the synergy of certain credits where the benefit of the credits achieved together has a larger positive impact than if they were pursued separately. The LSC was divided on whether this was the most effective way to allocate the points and staff was open to other options.
- m. A proposal was made to base the extra point allocation on the impact credits have on climate change. The group discussed the difficulty that comes with 1 point increments and reweighting LEED in the future when new credits come into the system.
 - n. MOTION: GK: Be it resolved that as a way to address the global social equity impact associated with climate change, that the LEED Steering Committee approve the residual points in this version of LEED be allocated to those areas with the greatest marginal climate change benefit.
 - o. SECOND: SC
 - p. DISCUSSION: the reason for this is the global social equity issue associated with climate change. Motion amended to reflect this.
 - q. VOTE: 14 ayes, 0 nays, 0 abstentions. MOTION PASSES.
 - r. LSC continued to discuss how to allocate the residual points based on the greatest marginal climate change benefit. It was agreed that the extra points would be allocated to EAc1: Optimize Energy Performance, EAc2: On-site Renewable Energy and SSc4.1: Alternative Transportation, Public Transportation Access.
 - s. MOTION: ML: Be it resolved that the LEED Steering Committee approve that the residual points in this version of LEED be allocated to EAc1: Optimize Energy Performance, EAc2: On-site Renewable Energy and SSc4.1: Alternative Transportation, Public Transportation Access.
 - t. SECOND: SK
 - u. VOTE: 14 ayes, 0 nays, 0 abstentions. MOTION PASSES.
 - v. MOTION: MM: Be it resolved that the LEED Steering Committee moves to approve the allocation of 1 point to EAc1 at the upper end of threshold (45.5%), 1 point to EAc2 at the lower end of the threshold (2.5%) and 1 point to SSc4.1.
 - w. SECOND: ML
 - x. VOTE: 13 ayes, 0 nays, 1 abstention (SC). MOTION PASSES.



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- y. The group discussed the importance of member outreach and the need to provide the basis for the assumptions on the weightings available to the public to inform the public comment period. Staff agreed and assured LSC that measures will be taken to ensure adequate education will be done prior to public comment.
- z. MOTION: NM: Be it resolved that the LEED Steering Committee moves to approve the point allocation for credits as reflected in the proposed LEED scorecard in LEED for New Construction for 1st public comment.
 - aa. SECOND: ML
 - bb. VOTE: 14 ayes, 0 nays, 0 abstentions. MOTION PASSES
- cc. The group raised no major objections to the proposed NC scorecard and discussed making the EAc1 2-point mandate a prerequisite to move the market further and whether this is raising the bar too much for projects. The group felt comfortable with the change and agreed that this would follow LEED's implementation as a leadership tool.
- dd. MOTION: MS: Be it resolved that the LEED Steering Committee moves to allocate the 19 points available for EAc1: Optimized Energy Performance in 1-point increments beginning at 17.5% and ending at 49% for New Construction, and to make the minimum energy requirements in EAc1 a prerequisite in LEED.
 - ee. SECOND: ML
 - ff. DISCUSSION: A suggestion was made to start the point allocation at 2 points but the group generally agreed that one point was fair.
 - gg. VOTE: 12 ayes, 1 nay, 1 abstention. MOTION PASSES.

LUNCH (the meeting resumed at 1:03 pm)

CM left the meeting

- hh. Because the LEED CI and EB scorecards are not part of today's agenda, the group agreed to hold an additional call to discuss and approve the proposed changes to the scorecards. The group agreed to hold a 2 hour call in the near future to address this issue.

4. DISCUSSION/ACTION: WE Prerequisite

- a. The group discussed the proposal of introducing a water use reduction prerequisite added to the WE section of LEED.
- b. MOTION: LS: To have a WE prerequisite for water reduction to be applied across LEED.
- c. SECOND: NB
- d. DISCUSSION: The group discussed the implications of this on CI and
- e. VOTE: 13 ayes, 0 nays, 0 abstentions. MOTION PASSES.
- f. MOTION: ML: Be it resolved that for all design and construction rating systems, the LEED Steering Committee approves establishing the WE prerequisite at a 20% water reduction requirement and to increase the *Water Use Reduction, 20% Reduction* credit to 30% and *Water Use Reduction, 30% Reduction* credit to 40%.
- g. SECOND: NB
- h. VOTE: 13 ayes, 0 nays, 0 abstentions. MOTION PASSES.

CM returned



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NM left the call

5. UPDATE: LCA Progress

- a. The group was updated that the LCA PIEACP is still under development and discussed the possibility of it being introduced as a pilot. LSC was overall very disappointed with the lack of progress on this and agreed to send a message to the LCA task force expressing this.
- b. MOTION: HH: Be it resolved that the LEED Steering Committee convey a sense of urgency, and based on prior commitments express disappointment with the progress of the LCA in to LEED effort. The Committee would like to see a workable draft by the second LSC call in May.
- c. SECOND: SO
- d. VOTE: 11 ayes, 0 nays, 2 abstentions (ML, SH). MOTION PASSES.

NM returned, CM left

6. DISCUSSION/ACTION: Credit Fixes

- a. Sonia introduced the credit fixes made to LEED rating systems based on customer service input and staff review of the credits. The TAGs have reviewed and approved the document and recommend including this into the revisions to go to public comment.
- b. MOTION: ML: Be it resolved that the LEED Steering Committee moves to approve the incorporation of the proposed credit fixes language into the aligned LEED credits for incorporation into the next version of LEED.
- c. SECOND: MM
- d. VOTE: 13 ayes, 0 nays, JM abstains. MOTION PASSES.

NM left

7. DISCUSSION/ACTION: LEED Version Name

- a. LSC discussed the need to establish criteria for which the version date is used in LEED moving forward. The USGBC marketing department felt it was equally appropriate to use either the date of member approval or the date the rating system is available for project use. The year for both of these can vary based on what time of year the rating system is approved.
- b. MOTION: JAT: Be it resolved that the LEED Steering Committee moves to approve that the version date attached to all LEED rating system versions is the year that the rating system becomes available for project use.
- c. SECOND: HH
- d. VOTE: 12 ayes, 0 nays, 0 abstentions. MOTION PASSES.
- e. With this approval, the name of the next version of LEED is *LEED 2009*.

HH left

8. DISCUSSION/ACTION: LEED Development Cycle

- a. The committee discussed ideas for establishing a regular LEED development cycle for continuous improvement and proposed methods for introducing new credits and prerequisites into the rating system.
- b. MOTION: ML: Be it resolved that the LEED Steering Committee moves to authorize a mechanism for establishing pre-approved Innovation and Design credits allowed to be piloted as a basis for evaluating whether they would be incorporated into the rating system.



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- c. SECOND: MM
- d. VOTE: 11 ayes, 0 nays, 0 abstentions. MOTION PASSES.
- e. The group discussed whether to have a yearly or bi-yearly cycle in LEED. This will be agreed upon at a future LSC meeting.

ML left

9. DISCUSSION/ACTION: LEED for Schools EQp3

- a. The group was updated on the progress of the PIEACP language developed by the LEED for Schools task group and revised based on LSC's requests. The committee discussed the proposed requirement to provide a narrative as a submittal and whether this was adequate. The group agreed to revise the language to include acoustical treatments and a description of how they function with a footnote that outlines market concerns about the ANSI standard.
- b. MOTION: MM: Be it resolved that the LEED Steering Committee moves to approve the proposed Performance/Intent-Equivalent Alternative Compliance Path (PIEACP) language for LEED for Schools EQp3: Acoustical Performance as written to be available for project use immediately with the addition that language be added to the Exterior/Interior section to include providing acoustical treatments and a narrative and to revise item 2 in Sound Transmission requirements to be "where appropriate".
- c. SECOND: SC
- d. VOTE: 10 ayes, 0 nays, 0 abstentions. MOTION PASSES

BT & SO left

- e. MOTION: JAT: Be it resolved that the LEED Steering Committee directs the Schools Acoustics task force to revise EQp3 for incorporation in the LEED 2009 public comment period.
- f. SECOND: SC
- g. VOTE: 8 ayes, 0 nays, 0 abstentions. MOTION PASSES.

10. DISCUSSION: Project Data Collection

- a. LSC briefly discussed the need to begin gathering real time data from LEED projects to help inform decisions down the road per the resolution passed by the LSC in early 2007. The group discussed the potential difficulties in requiring projects to submit real project data in LEED's current infrastructure. The committee felt comfortable with discussing this further pending staff input. Staff relayed USGBC expected to have the capability to begin supporting this data collection in early 2009.

Meeting adjourned.