LEED O+M: Existing Buildings | v2009

Pilot alternative compliance path - EAp2 Energy Jumpstart

EApc67 | Required

Intent

To establish the minimum level of operating energy efficiency performance relative to typical buildings of similar type to reduce environmental and economic impacts associated with excessive energy use.

Requirements

Important notes:

Eligibility: The pilot ACP is only available to projects from ENERGY STAR-eligible building types.

- Bank branch
- Barracks
- Financial office
- K-12 school
- Supermarket/grocery store
- Wholesale club/supercenter
- Hospital (general medical & surgical)
- Medical office
- Senior care community
- Hotel
- Residence hall/ dormitory
- Office
- Courthouse
- Wastewater treatment plant
- Worship facility
- Retail store
- Data center
- Distribution center
- Non-refrigerated warehouse
- Refrigerated warehouse

Project limit: There is a 500 project cap on participation in this pilot ACP.

Certification level cap: projects using this pilot ACP may not earn any points under EAc1 and are not able to achieve LEED certification beyond the Certified level.

Establishment

Conduct an analysis to identify any high priority retrofit needs and establish a shortterm plan that addresses the needs identified.

Performance

Demonstrate energy efficiency improvement, measured by source energy use intensity (EUI), of at least 20%, normalized for climate and building use. The percent reduction is determined by the project building's energy reduction over the most recent 12 months, and data from three contiguous years of the previous five represents the baseline period. Buildings without four consecutive years of energy data are ineligible.

Credit Specific: The submittals for this pilot prerequisite may be downloaded here.

Establishment:

Provide a copy of the short-term plan that addresses the retrofit needs identified in the analysis.

Performance:

1. Provide performance period dates; must be at least 12 consecutive months.
2. Provide baseline period dates.
3. Confirm that the baseline and performance period fall within the previous 5 years.
4. Confirm project building square footage.
5. Confirm Energy meter(s) that measured the entire energy use of the project building have been in place from the start of the baseline period, and that this was the data used to establish the project building's energy efficiency performance.
6. Choose one of the following options for providing energy consumption data to USGBC:

   Option 1: The project team is sharing energy consumption data with USGBC through EPA's ENERGY STAR Portfolio Manager, and understands that USGBC will check for the following information:

   - The project building's baseline source energy use intensity (as provided by ENERGY STAR's Portfolio Manager tool) (kBTU/sf)
   - The project building's performance period source energy use intensity (as provided by ENERGY STAR's Portfolio Manager tool) (kBTU/sf)
   - Project building's ENERGY STAR rating
   - Use of the "Set Energy Performance Target" tool in Portfolio Manager and set a target, and the estimated target reduction (%).
   - If any energy performance improvements have been made during the performance period, the record of improvements in the "Track Energy Performance Improvements" tool in Portfolio Manager.

   Select how the project will share data with USGBC:

   - Verify that the project team has provided Master Account access to USGBC-LEEDPerformanceReporting.

   OR

   - [This option is not yet available]
     Verify that the project team has authorized USGBC as their Energy Service Provider (ESP) for Automated Benchmarking Service (ABS) Note: Authorizing USGBC as an ESP will streamline how you share energy data with USGBC. When you authorize USGBC as an ESP to your ENERGY STAR portfolio manager account, you will be allowing USGBC to automatically and regularly pull your energy and water data (as long as it is maintained in Portfolio Manager), and will not have to send USGBC data in another format.

   OR
   Option 2: The project is sharing energy consumption data with USGBC by providing copies of the Portfolio Manager Web Pages that confirm :

   The project building's baseline source energy use intensity (as provided by ENERGY STAR's Portfolio Manager tool) (kBTU/sf)

   - The project building's performance period source energy use intensity (as provided by ENERGY STAR's Portfolio Manager tool) (kBTU/sf)
   - Project building's ENERGY STAR rating
   - Use of the "Set Energy Performance Target" tool in Portfolio Manager and set a target, and the estimated target reduction (%).
   - If any energy performance improvements have been made during the performance period, the record of improvements in the "Track Energy Performance Improvements" tool in Portfolio Manager.

Background information

Allowing owners who employ energy management best practices in their buildings to receive a LEED rating by reducing their energy consumption by 20% provides new opportunities for USGBC. This type of leadership can now be rewarded within LEED and supported by USGBC's performance programs. Annual performance reports and recertification are perfectly suited for these types of buildings.

Buildings entering LEED EB: O&M through this performance option are required to show continuous improvement through the LEED Recertification program. The recertification program allows USGBC to ensure that all buildings in LEED are maintaining leadership standards. Buildings addressed by this compliance path have the most to gain and will find the most value in maintaining their LEED certification; without them, the LEED Recertification Program will not be a strong market changing instrument.

If we want LEED to drive significant reductions in energy use we are going to need the majority of buildings to reduce their energy use by 20% or more.

Changes

- 5/15/2012:
  Updated documentation form link and reformatted documentation requirement language.
- 8/1/2013:
  Updated eligible project types to align with ENERGY STAR revisions