



LEED for Existing Buildings: Operations & Maintenance

What is LEED for Existing Buildings: Operations & Maintenance?

LEED for Existing Buildings: Operations & Maintenance is the tool for the ongoing operations and maintenance of existing commercial and institutional buildings. The certification system identifies and rewards current best practices and provides an outline for building's to use less energy, water and natural resources; improve the indoor environment; and uncover operating inefficiencies.

What are the benefits of LEED for Existing Buildings: Operations & Maintenance?

LEED helps building owners and managers solve building problems, improve building performance, and maintain and improve this performance over time. LEED 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. The majority of requirements for LEED for Existing Building certification are operations and maintenance best practices. LEED for Existing Buildings: Operations & Maintenance encourages owners and operators of existing buildings to implement sustainable practices and reduce the environmental impacts of their building over their functional life cycles.

How is LEED for Existing Buildings: Operations & Maintenance different than other LEED certification systems?

The LEED for New Construction and Commercial Interiors Rating Systems focus largely on the construction and/or major renovation phase of a building. When the project is complete and the building is in operation, LEED for New Construction and Commercial Interiors have performed their intended task. The intent of LEED for Existing Buildings: Operations & Maintenance is to certify the operations and maintenance of the building and create a plan for ensuring high performance over time. The rating system captures both a building's physical systems (equipment, design, land use, etc.) and the way the building is occupied and operated by its managers (waste management, temperature monitoring, commuting programs, etc.).

A key goal of LEED for Existing Buildings: Operations & Maintenance is to institutionalize a process of reporting, inspection and review over the lifespan of the building. So when LEED is applied to new construction and commercial interiors, the one time act of renovating, constructing or tenant fit-out is certified. LEED for Existing Buildings: Operations & Maintenance certifies the completed and operated building as it functions on an ongoing basis.

Who should use LEED for Existing Buildings: Operations & Maintenance?

LEED for Existing Buildings: Operations & Maintenance helps building owners and managers solve building problems, and improve building life cycle performance. The rating system is targeted at single buildings, whether owner occupied, multi-tenanted, or multiple-building campus projects and requires three months of operational data for an initial certification; any building construction must be complete for at least a three month span before LEED certification can be pursued. Historic properties can also become certified under the rating system, and the USGBC has been working collaboratively with the National Trust for Historic Preservation to outline specific metrics that highlight and promote preservation activities as green building strategies.

Existing buildings undergoing substantial renovations are eligible to become certified under LEED for Commercial Interiors, Existing Buildings: Operations & Maintenance (upon completion of the renovation and three months of occupancy/operation) or New Construction. Comparing the requirements of LEED for Existing Buildings: Operations & Maintenance to other LEED rating systems will help you determine which rating system is better suited to your project type.

Projects that have already been certified using LEED for New Construction, LEED for Schools or LEED for Core & Shell will receive free registration if they choose to certify using LEED for Existing Buildings: Operations & Maintenance.

How do I know if LEED for Existing Buildings: Operations & Maintenance is right for my project?

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 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 often does a project need to recertify under LEED?

Buildings can apply for recertification as frequently as each year but must file for recertification at least once every five years to maintain their LEED for Existing Buildings: Operations & Maintenance status. If projects do not recertify at the five year mark, their next application will be considered an initial certification application. The project must recertify all prerequisites but may drop previously earned credits or add new credits as desired.

Is there a minimum age for a building to participate in LEED for Existing Buildings: Operations & Maintenance?

LEED for Existing Buildings: Operations & Maintenance requires buildings to be in operations for at least 12 continuous months before certifying.

What is the point breakdown for LEED for Existing Buildings: Operations & Maintenance?

LEED for Existing Buildings: Operations & Maintenance ratings are awarded according to the following scale:

There are 100 base points; 6 possible Innovation in Design and 4 Regional Priority points

Certified 40–49 points

Silver 50–59 points

Gold 60–79 points

Platinum 80 points and above

Where can I get an updated copy of the LEED for Existing Buildings: Operations & Maintenance Rating System?

The LEED for Existing Buildings: Operations & Maintenance rating system is located within the Green Building Operations & Maintenance reference guide and is available for purchase from the [USGBC Web site](#).

Helpful tips to get started:

1. Review the LEED rating system to assess credit potential
2. Set your target certification level: Certified, Silver, Gold, Platinum
3. Assess what equipment will need upgrades
4. Assign responsibility for credits and for writing green policies
5. Make a budget
6. Create a timeline to optimize work and process flow
7. Register project to take advantage of USGBC resources

What is the process for LEED certification?

Certification is now administered by the Green Building Certification Institute (GBCI) through a network of professional, third-party certification bodies. To register a project for LEED certification, visit www.gbci.org.

What educational programs are available to learn more about LEED?

USGBC offers a variety of LEED instructor-led workshops, online courses and Webinars (live and on-demand). To learn more about USGBC's LEED curriculum, visit www.usgbc.org/education.

Where can I get answers to additional LEED questions? Send emails to: leedinfo@usgbc.org.