Innovation & Design Process

ID Credit 1: Innovation and Exemplary Performance
1 to 5 Points

Intent

To provide projects the opportunity to be awarded points for exceptional performance above the requirements set by the LEED for Neighborhood Development Rating System and/or innovative performance in green building, smart growth, or new urbanist categories not specifically addressed by the LEED for Neighborhood Development Rating System.

Requirements

In writing, identify the intent of the proposed innovation credit, the proposed requirement for compliance, the proposed submittals to demonstrate compliance, and the design approach and strategies that might be used to meet the requirements. (1 point each, up to 5 possible)

Potential Technologies & Strategies

There are two types of innovation strategies that qualify under this credit. The first type includes those strategies that greatly exceed the requirements of existing credits. The second type of innovation strategies are those that are not addressed by any existing credits. Only those strategies that demonstrate a comprehensive approach and have significant, measurable, environmental and social benefits are applicable.

There are three basic criteria for achieving an innovation credit for a category not specifically addressed by LEED:

1. The project must demonstrate quantitative performance improvements for environmental and/or social benefit (establishing a baseline of standard performance for comparison to the final design).
2. The process or specification must be comprehensive.
3. The formula that your project develops for the innovation credit must be applicable to other projects.

Innovation credits are not awarded for the use of a particular product or design strategy if that technology aids in the achievement of an existing credit.

Approved ID credits may be pursued by any project, but the project team must sufficiently document the achievement using the LEED credit equivalence process. This includes identifying the intent of the proposed innovation credit, the proposed requirements for compliance, the proposed submittals to demonstrate compliance, and the design approach (strategies) that might be used to meet the requirements.
The sample technologies and strategies listed below provide examples of the types of innovative design strategies for which this credit might be used. This is not an exhaustive list, but serves only as a demonstration of the types of issues that might be addressed through an innovation credit. Implementing any of these strategies does not automatically guarantee that this ID credit will be achieved; the criteria listed above must also be met.

- Contractor construction practices that include educational programs, use of fuel-efficient and less-polluting equipment, topsoil stockpiling, equipment wheel washing to reduce air particulate matter, and/or other green contractor practices.
- Soil protection through mulching, compacting during construction and decompacting after construction has been completed.
- Application of regional precedents in urbanism and architecture.
- Provisions in sale agreements that for-sale housing that requires the unit to remain affordable for a specified period of time.
- Submetering or an equivalent building/energy management system for multifamily residential buildings to monitor the usage of electricity and incentivize tenants to conserve energy.
- Provision of housing for special needs populations to facilitate social inclusion.
- Water use reduction in non-EPAct regulated and process water consuming fixtures (e.g., dishwashers and clothes washers).
- Limiting climate change caused by the burning of fossil fuels through carbon offsetting.
- Off-site land conservation.
- Outdoor hazardous waste pollution prevention.
- Regionally provided materials.
- Health impact assessments.
- Use of salvaged materials and recycled content in infrastructure that is not addressed in existing credits.
- Provision of a percentage of the nutrient sources generated by the project’s wastewater treatment process to be used on the site or elsewhere near the project.
- Facilitation of mixed-age communities.

Certification Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.
☐ The specific title for the ID credit, a statement of the credit intent, and a statement of credit requirements.

☐ A narrative (and site plan if necessary) describing the project’s approach to achievement of the credit, including a description of the quantifiable benefits of the credit proposal.

☐ A written commitment to meet the requirements (stated by the project team as part of the submission requirement above) if the project is built.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1
If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate “No change since Stage 1” on project checklist.

Case 2B: Change since Stage 1
If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

☐ Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

☐ Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2
If project conditions remain unchanged with respect to credit requirements, indicate “No change since Stage 2” on project checklist, and submit the following additional post-construction documentation:

☐ Copies of any specific construction drawings or exhibits that will serve to illustrate the project’s approach to this credit. (Note: this may not be applicable to all ID credit proposals.)

Case 3B: Change since Stage 2
If project conditions have changed with respect to credit requirements:

☐ Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.
ID Credit 2: LEED Accredited Professional
1 Point

Intent

To support and encourage the planning and design integration required by a LEED for Neighborhood Development green neighborhood project and to streamline the application and certification process.

Requirements

At least one principal member of the project design team shall be a LEED Accredited Professional.

OR

At least one principal member of the project design team shall be a professional who is credentialed with regard to smart growth as determined by the Natural Resources Defense Council in consultation with Smart Growth America.

OR

At least one principal member of the project design team shall be a professional who is credentialed with regard to new urbanism as determined by the Congress for the New Urbanism.

OR

This point may be used instead as an additional point available under ID Credit 1: Innovation and Exemplary Performance, for performance not related to professional team member experience.

Certification Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

  For STAGE 1 Submissions (Pre-review)
  Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

  - The name, place of employment, and a brief description of the project role for the individual.
  - Confirmation of whether the individual is a LEED Accredited Professional, credentialed with regard to smart growth, or credentialed with regard to new urbanism.
For STAGE 2 Submissions (Certification of Approved Plan)
Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1
If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate “No change since Stage 1” on project checklist.

Case 2B: Change since Stage 1
If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)
Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2
If project conditions remain unchanged with respect to credit requirements, indicate “No change since Stage 2” on project checklist.

Case 3B: Change since Stage 2
If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2.