

The LEED® for Commercial Interiors Rating System (LEED-CI) is an integrated design tool used to minimize environmental impact and maximize occupant comfort and performance of tenant spaces.

LEED-CI is the industry benchmark for green design and construction of tenant improvements. Using LEED-CI, tenants and design teams can make sustainable choices and improve the indoor environment within the scope of work they control. LEED-CI certification is third-party validation of the sustainability achievements of tenant improvement projects, and provides a recognized leadership brand to promote interior environments that are healthy, productive and efficient.

MAKE PRODUCTIVITY PAY

In addition to direct and indirect environmental benefits, the sustainability strategies of LEED-CI are an investment in people — after all, employee salaries can account for up to 85% of annual operating costs. With a LEED-CI certified space, employers not only invest in employees' morale and well-being, but also their productivity. LEED-CI credits specifically focus on proven contributors to employee productivity:

- Thermal comfort
- Access to daylight and views
- Minimizing interior pollutants
- Controllability of lighting and temperature

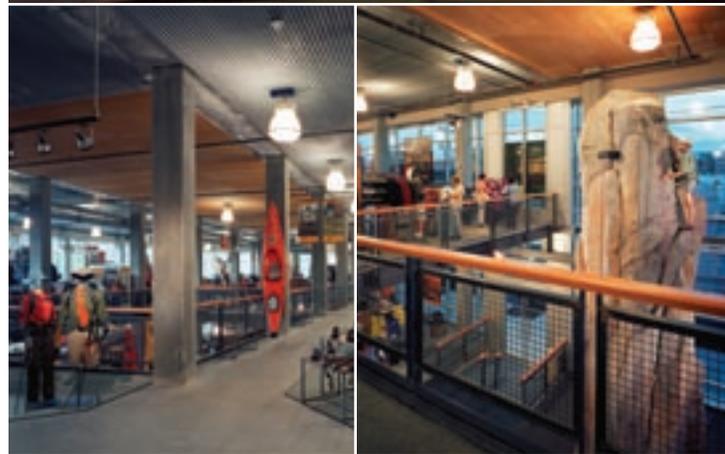
RECOGNIZED LEADERSHIP

Companies and organizations find they can do well by doing good. As the nationally recognized rating system for green tenant improvements, LEED-CI certification showcases your environmental commitment and leadership, and distinguishes your space in the marketplace.

WHY CERTIFY?

LEED-CI certification creates a common and tangible goal to which projects can aspire. The integrated design process encouraged by LEED-CI can drive down overall project cost by ensuring that environmental performance features are incorporated into the design from the project's outset. This process also provides a framework for tenants and employers to strategically assess investment opportunities and their potential benefits. The five credit categories work synergistically to promote balanced environmental improvement where the outcome aligns with organizational values.

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REI, PORTLAND, OR | LEED-CI GOLD

REALIZE THE BENEFITS OF LEED-CI

- Enhance occupant well being and productivity
- Improve employee retention and reduce absenteeism
- Reduce liability associated with poor indoor air quality
- Increase marketability
- Decrease churn costs
- Lower operating and maintenance costs

Based on recent analysis, the aggregate total return of publicly held companies affiliated with the USGBC outperformed the Dow Jones Industrial Average by over 18% from 2000 to 2004. This may indicate well-managed, progressive companies are looking to build and operate green as an opportunity to differentiate themselves as leaders in the marketplace.



LEED-CI

Build green. Everyone profits.

LEED-CI CERTIFICATION LEVELS

Points	Levels
21 – 26	Certified
27 – 31	Silver
32 – 41	Gold
42 – 57	Platinum

Sustainable Sites

7 points

Goals

- Develop only appropriate sites
- Reuse existing buildings and/or sites
- Protect natural and agricultural areas
- Support alternative transportation
- Protect and/or restore natural sites

Water Efficiency

2 points

Goals

- Reduce the quantity of water needed for the building
- Reduce municipal water supply and treatment burden

Energy & Atmosphere

12 points

Goals

- Establish energy efficiency and system performance
- Optimize energy efficiency
- Encourage renewable and alternative energy sources
- Support ozone protection protocols

Materials & Resources

14 points

Goals

- Use materials with less environmental impact
- Reduce and manage waste
- Reduce the amount of materials needed

Indoor Environmental Quality

17 points

Goals

- Establish good indoor air quality
- Eliminate, reduce and manage the sources of indoor pollutants
- Ensure thermal comfort and system controllability
- Provide for occupant connection to the outdoor environment

Innovation in Design

up to 5 additional points

Goals

- Recognize exemplary performance in any achieved LEED-CI credit
- Recognize innovation in green building categories not addressed by current LEED-CI credits
- Include LEED Accredited Professional on project team

ABOUT LEED® (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN)

The LEED Green Building Rating System™ is the industry-recognized, voluntary standard that defines high performance green buildings and interiors — which are healthier, more environmentally responsible and more profitable structures. In addition to providing strategies for achieving a green building, LEED certification offers a marketable advantage over competitors and third-party validation of your sustainable accomplishments. The U.S. Green Building Council (USGBC) has developed rating systems for all aspects of the built environment:

- LEED for New Construction (NC)
- LEED for Existing Buildings (EB)
- LEED for Commercial Interiors (CI)
- LEED for Core and Shell (CS) in pilot
- LEED for Homes (H) in pilot
- LEED for Neighborhood Development (ND) pilot in 2006

HOW TO GET STARTED WITH LEED-CI

- **Visit the Web site** – Go to www.usgbc.org/LEED/ci to learn more about LEED-CI, review the rating system, download case studies, and check out the FAQs.
- **Attend a LEED-CI Workshop** – Workshops provide a detailed exploration of the rating system, case studies, and effective strategies for greening your tenant improvement. A complete schedule of LEED workshops is available at www.usgbc.org/workshops.
- **Read the Reference Guide** – The LEED-CI Reference Guide is a user's manual that navigates a project from registration through successful certification of a high-performance green interior. The LEED-CI Reference Guide includes detailed information, resources and standards for the credits covered in the LEED for Commercial Interiors Rating System Version 2.0. Buy it online at www.usgbc.org in the 'Products and Services' section of the website.
- **Become a Member** – Encourage your company to join the USGBC. Not only are USGBC members recognized leaders in supporting a better built environment, they also receive a wide array of discounts on project registration and certification, accreditation, workshops and resource materials.
- **Attend Greenbuild** – The Greenbuild International Conference and Expo is the premier conference on everything related to green building. Sponsored by the USGBC, Greenbuild hosts thousands of building industry professionals and is the annual place for learning, networking and exploring the latest advancements in green building design, construction, financing, operations and maintenance. www.greenbuildexpo.org
- **Get involved with your local chapter** – USGBC Chapters routinely host informative presentations and are a great way to connect with other professionals who have experience implementing LEED-CI. Find your local USGBC chapter at www.usgbc.org/chapters.
- **Become a LEED Accredited Professional** – LEED Professional Accreditation is a distinguished pursuit among those aspiring to demonstrate their ability to apply the LEED Rating System to green building projects and facilitate and encourage the integrated design process.

Contact the USGBC – For questions related to LEED, workshops and the accreditation exam, e-mail leed-ci@usgbc.org. For questions about membership, chapters or the USGBC in general, e-mail info@usgbc.org or call 202-828-7422.