

Additional Resources for MR Credit: Building Product Disclosure and Optimization

The following resources provide additional detail on the *MR Credit: Building Product Disclosure & Optimization*. These tables and descriptions are still a work in progress and will be released when the rating system is finalized.

This resource document is not part of the balloted LEED v5 rating system and is subject to change.

Overview

The LEED v5 credit *MR Credit: Building Product Disclosure & Optimization* introduces a new framework for evaluating products in LEED. The new framework is multi-attribute and follows a structure put in place by AIA in the [Materials Pledge](#) and the [mindful MATERIALS](#) Common Materials Framework, among others. In this new framing, products are evaluated for their ability to address climate health, human health, ecosystem health, social health & equity, and foster the circular economy.

While the framework and structure of this product-related credit is new in LEED v5, the specific attributes for building products that are rewarded in the credit are familiar to previous users of LEED. The new *Building Product Disclosure & Optimization* credit follows the product attributes that were started with LEED v4 and continued in LEED v4.1. Specifically, this new framework combines several credits from LEED v4/v4.1:

- MR credit: Environmental Product Declarations
- MR credit: Material Ingredients
- MR credit: Sourcing of Raw Materials
- MR pilot credit: Circular Products
- MR pilot credit: Social Equity Within the Supply Chain

The criteria from the above credits have been refined in some ways, but largely remain the same as from previous versions. The intent for this credit is to maintain the same criteria for products that are already accepted in LEED (with some updates where needed) and to combine and encourage greater multi-attribute evaluation of products in LEED v5.

Criteria Areas for Product Evaluation

In this credit there are three achievement levels for products. Evaluation will be based on how products perform with respect to these achievement levels.

Level 1	A product in this level achieves a first step towards sustainability for a criteria area. Widespread achievement of these practices drive market transformation towards sustainability outcomes within the criteria area.
Level 2	This level represents a leadership position in the marketplace for a given sustainability attribute. Products at this level are optimized and demonstrate a level of sustainability that peers aspire to achieve.
Level 3	Products that earn this level are elite and represent the forefront of sustainability.

Table 1 summarizes the achievement levels and performance thresholds for each of the five criteria areas.

Table 1. Criteria Areas and Achievement Level descriptions

Climate Health	
Summary of the Criteria Area	Rewards the disclosure of embodied carbon impacts from building products and recognizes market-leading optimizations that reduce embodied carbon and climate impacts.
Level 1	<p>The product has assessed and disclosed its embodied carbon footprint following best-in-class standards. This includes product-specific EPDs which conform to ISO 14025 and EN 15804 or ISO 21930 and have at least a cradle to gate scope. Type III EPDs (third-party certification) include external verification and external critical review.</p> <p>A product may also demonstrate high achievement through strategies that result in reductions of embodied carbon over the product's lifecycle, such as recycled-content materials.</p>
Level 2	<p>The product has demonstrated optimization through specific reductions in embodied carbon that exceed 15%. A comparative assessment of EPDs has been completed that shows the reduction compared to the same product over time, or shows the reduction compared to industry average. The comparative analysis must be verified by an independent party.</p> <p>A product may also demonstrate market leadership optimization through strategies that result in substantial reductions of embodied carbon, such as from materials reuse.</p>
Level 3	Reserved.
Human Health	
Summary of the Criteria Area	Rewards the disclosure and screening of product ingredients following accepted methodologies. and for selecting products verified to minimize the use and generation of harmful substances.
Level 1	The product has disclosed ingredients to the public or a trusted third-party and those ingredients have been screened against approved standards and/or authoritative hazard lists. Disclosure must demonstrate content inventory to 0.1% (1,000 ppm) or greater.
Level 2	A product at this level avoids chemicals of concern to 0.01% (100ppm) or greater, as recognized in an approved program or standard. An eligible product includes third-party verification that includes the verification of content inventory.
Level 3	Reserved.
Ecosystem Health	
Summary of the Criteria Area	Rewards the selection of products that disclose the source of materials and their environmental impacts. Recognizes products that minimize harm to ecosystems and benefit the environment throughout the supply chain.
Level 1	<p>The product has disclosed the source and/or impacts of raw materials extraction through manufacturing or have evaluated source locations based on hotspot analysis and declarations. EPDs with ecosystem impacts achieve this level when reported following the guidelines under Climate Health. Products can also demonstrate indirect benefits to ecosystem impacts in the supply chain through a reduction in toxicity of material ingredients or through circularity measures that reduce the demand for virgin sourced materials.</p> <p>For wood products, criteria include public disclosure of the source of the wood, which includes both the location and ownership type of the source forest.</p>

Level 2	<p>Products in this criteria area are resolved of some of the worst ecological harms in the supply chain and demonstrate direct reductions of impact from the manufacturing processes.</p> <p>For wood products, optimization means a product is documented to come from legal sources. Achievement of legality is demonstrated by selecting wood products that are certified by PEFC, SFI, or FSC. Non-certified wood can demonstrate compliance through source disclosure with risk analysis and documentation that the wood comes from low-risk sources or other equivalent protections.</p>
Level 3	Reserved.

Social Health & Equity

Summary of the Criteria Area	Rewards the selection of products from manufacturers that uphold human rights throughout the supply chain, ensuring protections for workers and communities impacted by material extraction and production.
Level 1	Disclosure and verification of supply chain worker protections following ILO Conventions. Qualifying products demonstrate that the product was manufactured by a company that meets all 8 Fundamental Conventions of the International Labour Organization (ILO) and be third party certified.
Level 2	Reserved.
Level 3	Reserved.

Circular Economy

Summary of the Criteria Area	Rewards products designed with circular principles, contribute to waste minimization, reduce reliance of virgin materials, and extend the lifecycle of building materials.
Level 1	<p>High performance products contribute directly to a circular economy. These included recycled content, biobased, and other circular products.</p> <p>Recycled content is the sum of postconsumer recycled content plus one-half the preconsumer recycled content, based on weight. The recycled fraction of the assembly is then multiplied by the cost of assembly to determine the recycled content value.</p> <p>Bio-based products and materials other than wood must be tested using ASTM Test Method D6866 or equivalent method ISO 16620-2, or be certified to the USDA BioPreferred Voluntary Labeling Initiative that includes verification via ASTM 6866 testing. Exclude hide products, such as leather and other animal skin material. Bio-based products that meet the criteria above: value at 50% of the biobased content of the product for the purposes of credit achievement calculation.</p> <p>EPR: Products purchased from a manufacturer (producer) that participates</p> <p>Refurbished or remanufactured products: Select permanently installed products that are refurbished or remanufactured. Qualifying products must be purchased directly from a manufacturer or refurbisher.</p>
Level 2	<p>Market leading products achieve circularity at a high level (greater than 90% cycled). These include closed-loop products that have been third party verified for recovering and recycling materials at the end of useful life. Closed loop products are from manufacturers with an established process and system to take back their products for reuse and recycling into the same or similar products within the manufacturing operation.</p> <p>Reused materials also qualify for this level. Reused materials include salvaged, refurbished, or reused products.</p>
Level 3	Reserved.

Multi-Attribute Scoring of Products

Product documentation provided by manufacturers will be eligible for reward in this credit. The documentation must meet the USGBC approved list of eligible product documentation. **Table 2** includes single-attribute and multi-attribute programs and standards that have been evaluated by USGBC.

Individual products selected for compliance with the Building Product Disclosure & Optimization credit may have more than one eligible product documentation. Multiple document scores can be added together for a combined multi-attribute score for that product, but only the highest value in each criteria area will be awarded (double counting is not allowed).

A calculator tool will be used to demonstrate compliance with the credit requirements for Option 1 and Option 2. In the calculator, information about each product will be entered, such as the name, manufacturer, product category, etc. Sustainability attributes for each product will be selected by the user based on the available product documentation. The calculator will then calculate a score for the product, the whole product category, number of different manufacturers, and determine if points have been earned based on the Options pursued.

Table 2 illustrates how products will be scored in LEED v5. This table is under continuous maintenance and will be revised as new programs are evaluated and standards or programs are updated.

Table 2. Product Documentation Multi-Attribute Scoring

Eligible Product Documentation	Criteria Areas					Option 1: Three Impact Areas Achieved?	Option 2: LEED Multi- Attribute Score (max. = 5)
	Climate Health	Human Health	Ecosystem Health	Social Health & Equity	Circular Economy		
Aluminum Stewardship Initiative - Chain of Custody	-	-	-	1	-	-	1
ANSI/BIFMA e3 / level	-	1	-	-	-	-	1
Biobased (½ x verified biobased content %)	-	-	-	-	%	-	up to 1
Concrete Sustainability Council Certification	-	-	-	1	-	-	1
Cradle to Cradle: Bronze (Version 4.1)	1	1	1	1	-	Yes	4
Cradle to Cradle: Silver or better (Version 4.1)	2	2	2	1	1	Yes	5
Cradle to Cradle: Material Health Cert. Bronze	-	1	1	-	-	-	2
Cradle to Cradle: Material Health Cert. Silver or better	-	2	1	-	-	-	4
Declare	-	1	-	-	-	-	1
Declare: third party verified	-	2	-	-	-	-	2
EPD, Industrywide or Product-Specific Type III	1	-	1	-	-	-	1
EPD, Optimized (15% better or more)	2	-	1	-	-	-	3
Fair Stone Standard	-	-	-	1	-	-	1
Global Green TAG PhD	-	2	-	-	-	-	2
Global GreenTag Certification – Bronze Level	-	-	-	1	-	-	1
Green Seal GS-11 Certified	-	2	1	-	-	-	3
GreenCircle Closed-Loop certified	1	-	1	-	2	-	4
HPD: pre-checked for LEED	-	1	-	-	-	-	1
HPD: third party verified	-	2	-	-	-	-	2
HPD: Optimized with verification	-	2	1	-	-	-	3
Living Product Challenge - Full Certification	2	2	2	1	1	Yes	5
Materials reuse	2	-	1	-	2	Yes	5
Recycled content (½ x pre-consumer % + 1 x post-consumer %)	-	-	-	-	%	-	up to 1
ResponsibleSteel Certification	-	-	-	1	-	-	1
Wood: Source disclosure	-	-	1	-	-	-	1
Wood: Responsibly Sourced (legal and verified)	-	-	2	1	-	-	3
USGBC Approved Extended Producer Responsibility program	-	-	-	-	1	-	1
Other USGBC Approved Program	TBD						