

LEED FOR CORE & SHELL PRECERTIFICATION GUIDANCE

Overview

Precertification is formal recognition by GBCI that the owner or developer has established LEED for Core & Shell certification as a goal. Precertification is unique to LEED for Core & Shell, and projects may pursue it at their discretion. It gives core and shell building owners and developers a marketing tool to attract potential tenants and financiers who recognize the benefits of a LEED-certified building. Precertification generally occurs early in the design process and is based on declared goals and the intent to use green features, not actual achievement of these features.

Process

Once a project is registered under the LEED for Core & Shell Rating System, the project team may apply for precertification. It is not required, however, and precertification is not certification itself or a promise of eventual certification.

Because much of the value of precertification occurs early in a project's development, both the documentation and the review processes are less comprehensive than for a full certification application. Teams should set carefully considered, realistic goals for the project. They must confirm that the intended design and construction strategies meet the requirements of each LEED Core & Shell prerequisite and credit that is pursued. As with the LEED certification process, achievement of all prerequisites is required to earn LEED precertification.

As with full certification, project teams complete documentation for each prerequisite and credit in LEED Online. Precertification documentation requirements differ, however, in that they are focused on verification of design intentions rather than actions. Project teams will be required to demonstrate their intentions through narratives, projected calculations, and declarations. In addition, projects must provide general project data and representative project drawings. LEED Online contains complete precertification documentation requirements for each Core & Shell prerequisite and credit.

Precertification reviews occur in two phases, the preliminary review and the final review. After the preliminary review, project teams have the chance to respond to initial review comments and update any documentation as necessary.

LEED for Core & Shell precertification can be awarded at the project's expected certification level (Certified, Silver, Gold or Platinum). A project approved for LEED for Core & Shell precertification receives a certificate and letter.