



LEED Volume Program

The LEED Volume Program offers a streamlined solution for organizations that intend to certify at least 25 design and construction projects or existing buildings. By leveraging similarities between buildings, quality control practices, and education programs, participants benefit from economies of scale and submittal flexibility. The program was designed for entities like state governments that have a large portfolio of buildings to manage, and that are pursuing better building and operations practices on an organizational basis.

Green Building as Standard Practice

Constructing and operating buildings that are healthier, safer and more efficient can be accomplished most effectively when green building practices have been fully incorporated into an organization's culture and standard procedure. Governments and other large organizations are uniquely positioned to fully integrate green building practices through their ability to make decisions and enforce policies consistently across their real estate portfolio.

Internal systems for quality assurance and education often accompany the organizational adoption of green building practices, but do not replace the value of third-party certification and the market recognition and accountability that it brings.

Leveraging Uniformity for Efficiency and Savings

The LEED Volume Program allows qualified participants to leverage *technical uniformity* in their building design, construction and operational practices, and *managerial uniformity* within their organization, in order to forgo the need for a full review of every LEED project.

The net result: Large-scale participants will achieve LEED certification for their projects faster and at a lower cost than through individual reviews.

Uniformity is established with the creation of a *LEED prototype*. The prototype is a conceptual building or framework representing a group of projects that either have major design and construction elements or similar operations and maintenance practices in common, along with like management procedures; and, therefore, can pursue a common set of LEED prototype credits.

Acknowledging that organizations can best identify the uniformity and similarities of their projects, the program was designed to be flexible, allowing owners to define the criteria for grouping like buildings and the prototype credits to pursue.



777 6th Street, Washington, DC - Rental Kennedy
LEED for Existing Buildings: Operations & Maintenance Silver



Rating Systems

LEED for New Construction and Major Renovations
LEED for Commercial Interiors
LEED for Retail: New Construction
LEED for Retail: Commercial Interiors
LEED for Existing Buildings: Operations and Maintenance

For Existing Buildings: Operations and Maintenance, the program focus is on consistent policies and management practices as well as centralized data management, rather than on physical similarities between the buildings. The program is compatible with a wide range of market sectors including commercial office, hospitality, retail, government, and higher education.

Phases of the LEED Volume Program

- (1) Program Admission: Potential participants submit an application that assesses readiness and compatibility. Upon entry, a program admission fee is paid, and a suite of benefits is provided.
- (2) Prototype Precertification: The prototype is thoroughly reviewed to ensure that strategies for implementing LEED are technically accurate, consistently implemented, and safeguarded by robust quality assurance. Precertification includes review of an organization's Quality Control Plan and Education Plan, in addition to LEED credit strategies.
- (3) Certification: Volume project bundles can be purchased in batches of 25. To ensure continuing compliance, the review team conducts random audits of a percentage of volume projects as they are submitted for certification.



MetLife Bridgewater - Cushman & Wakefield
LEED for Existing Buildings: Operations & Maintenance Gold

"The LEED Volume Program benefitted both our corporate occupier and investor clients by providing a streamlined and cost-effective approach to certification. It also allowed us to educate and empower our management professionals so that they are now able to implement sustainable operations and practices at our properties."

-John Santora, President and CEO, Corporate Occupier and Investor Services, Cushman & Wakefield

More information:

www.usgbc.org/leedvolume. For questions, please email volume@usgbc.org