



# RECERTIFICATION GUIDANCE FOR LEED BUILDINGS

October 2018

# INTRODUCTION

Over the last 25 years, USGBC has sought to make the communities in which we live, work, learn and play healthier, more resource efficient and less damaging to our ecosystems. When we started there was no defined green building movement. There was no way to know if a building was truly green and no agreed upon guidelines to help those who wanted to build green. USGBC created the LEED green building program as a way to measure green building and to provide a roadmap for developing sustainable buildings.

With LEED, we created a simple, metrics-based system to define what a green building is. LEED created a baseline – a universally agreed upon holistic system of metrics for reducing energy, water, waste and promoting human health and wellness. And the program was embraced by a collective group of leaders – government officials, non-profit leaders, architects, designers, engineers, developers and business leaders.

We have been certifying our community's projects since 2000, and today, LEED has evolved into the most widely used green building program in the world and an international symbol of green building leadership and sustainability excellence. People know that if they are in a LEED-certified building they are using less energy and water, avoiding waste, saving on maintenance costs, improving indoor air quality, offering comfort to their occupants, and creating less environmental burden on their community while increasing economic prosperity. They also know that they are in a building that enhances health and wellness.

As of October 2018, there are more than 43,700 LEED certified commercial projects, across 167 countries and territories, and more than 7.2 billion square feet of LEED-certified space on our planet, spanning all parts of communities – from schools to hospitals to landmarks to new construction and even entire cities. And our community of LEED professionals is more than 201,000 strong.

In the first two decades of our existence, we have made LEED a living standard for building green. We've set in place the structure to help us get where we need to go. And now is the time to fully move towards the ongoing, performance-based certification and monitoring model we introduced several years ago when we released LEED 2009.

## RECERTIFICATION: WHAT YOU NEED TO KNOW

Recertification encourages project teams to monitor their performance data and to prove that their buildings were performing as intended. It is not enough to demonstrate leadership at a point in time. We want all LEED projects to continue to demonstrate leadership long after they are constructed and occupied.

With the release of LEED v4.1, all LEED projects – past, present and future – can now recertify by providing 12 months of data and this recertification will be valid for 3 years.

Recertification is available to all occupied and in-use projects that have previously achieved certification under LEED. Even though there is no requirement for LEED projects certified under BD+C and ID+C to recertify, we encourage all projects to raise the bar on themselves by reporting their performance data and recertifying their projects using LEED v4.1. This will allow them to fully quantify their investments and contributions in making this planet a better place. Projects that use this path to recertification will earn certification to the newest available version of LEED.

## STEPS TO RECERTIFICATION

LEED projects can easily get recertified through the following steps:

1. Sign in to LEED Online to access your project for recertification.
2. Collect and submit the last 12 months of data in LEED Online across five performance categories – energy, water, transportation, waste and human experience. If you need further details, please refer to the [LEED v4.1 O+M rating system](#).
  - o [LEED 2009 O+M](#) projects that are unable to report data across all five categories may choose to recertify to LEED 2009 O+M as long as they submit the last 12 months of energy and water data in LEED online. If you need further details please refer to the [LEED 2009 O+M rating system](#).
  - o [LEED v4 O+M](#) projects that are unable to report data across all five categories may choose to recertify to LEED v4 O+M as long as they submit the last 12 months of energy and water data in LEED online. If you need further details, please refer to the [LEED v4 O+M rating system](#).
  - o The LEED v4.1 O+M rating system also includes additional credits that address sustainable operations and best practices that benefit LEED projects to improve their performance. LEED Online will automatically propose relevant credits from the LEED v4.1 O+M rating system to help your project with recertification. Though not a requirement, we strongly encourage projects to periodically review and consider for implementation.
3. LEED Online will automatically calculate the performance scores and determine your LEED points. You can continue to work on improving your project performance and update your data as often as you need to get improved performance scores and LEED points.
4. When ready submit your project for GBCI review.

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\*LEED 2009 and LEED v4 projects only need to complete steps 1 and 2.

5. GBCI will perform a recertification review and award a maximum 100 LEED points as follows:
  - Energy performance: 1-33 points
  - Water performance: 1-15 points
  - Waste performance: 1-8 points
  - Transportation performance: 1-14 points
  - Indoor Environmental Quality Performance: 1-20 points
  - Prior LEED Certification Credit: 10 points. This will be automatically awarded to all projects that have been previously LEED-certified.
  
6. Project must earn a minimum of 40 points to be recertified to LEED. GBCI will award one of the following LEED certification levels, which will be valid for 3 years, but projects will still be required to submit data annually:
  - Certified: 40-49 points
  - Silver: 50 – 59 points
  - Gold: 60 – 79 points
  - Platinum: 80+ points