



285 DOWER DRAW

Kila, MT

HAS SUCCESSFULLY ACHIEVED THE FOLLOWING LEVEL OF CERTIFICATION ESTABLISHED BY THE U.S. GREEN BUILDING COUNCIL
IN THE LEED GREEN BUILDING RATING SYSTEM™ AS VERIFIED BY AN INDEPENDENT GREEN RATER.

LEED FOR HOMES

SILVER

S. RICHARD FEDRIZZI, PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL

May, 2010

TIM COLE, BOARD CHAIR
U.S. GREEN BUILDING COUNCIL



USGBC
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Michael Italiano
S. Richard Fedrizzi

May 28, 2010

Randy Hansell
Earth Advantage
16280 SW Upper Boones Ferry Road,
Portland, OR 97224

Dear LEED for Homes Project Team:

On behalf of the U.S. Green Building Council, I want to congratulate you on achieving LEED Silver certification in the LEED for Homes Rating System for 285 DOWER DRAW. LEED certification identifies your project as a pioneering example of sustainable design, and demonstrates your leadership in transforming the building industry. In honor of this impressive achievement, and in appreciation of your participation in LEED, we are pleased to present you with the enclosed certificates recognizing your accomplishment.

We look forward to working with you to share the good news about your achievement. We have tools available to help you differentiate your project in the marketplace, including logos, plaques, brochures, online tools, talking points, and press release templates. Contact homes@usgbc.org for more information on our certified project marketing toolkit.

Congratulations once again on earning LEED certification, and thank you for your commitment to our common goal of building a healthy, sustainable future.

Sincerely,

S. Richard Fedrizzi
President, CEO & Founding Chairman
U.S. Green Building Council



Project Summary for a Completed LEED for Homes Project

Please submit this sheet, along with the completed documentation package, by e-mail, fax, or mail.

To: <u>USGBC, LEED for Homes</u> <u>c/o Courtney Baker</u> Fax: <u>202 - 828 - 5110</u> Phone: <u>202 - 742 - 3774</u>	From: _____ Pages: _____ Date: _____
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or mail: U.S. Green Building Council, 1800 Massachusetts Avenue, NW, Suite 300, Washington, DC 20036
 or scan and e-mail: homes@committees.usgbc.org

Documentation Package

- | | |
|-----------------------------------------------------------------------|----------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Signed LEED for Homes Checklist | <input checked="" type="checkbox"/> Signed Durability Inspection Checklist |
| <input checked="" type="checkbox"/> Signed Accountability Forms | <input type="checkbox"/> Certification fee |
| <input checked="" type="checkbox"/> Signed Durability Evaluation Form | |

Project Information

Project address(es) 285 Dower Draw
 City Kila
 Metro. Area _____
 State Montana

Certifier Information

Provider Certifier Randy Hansell
 Company Earth Advantage
 Green Rater Casey Dudley
 Company Residential Network of KW+A

Project Team Information

Builder Wisebuilt Inc.
 Team Leader Darin Fredericks
 Company Wisebuilt Inc.
 Address 12477 Sunburst Drive
 Fax / email 406-837-0475

Other Team Members Mark Nevas (owner)
Kate Nevas (owner)

Project Information

Type of building	<u>Single, detached</u>	# of Bedrooms:	<u>6</u>
Type of project	<u>Custom</u>	Floor Area (square feet):	<u>4,500</u>
# of Homes:	<u>1</u>	Home Size Adjustment:	<u>+10</u>
# of stories	<u>2</u>	EA pathway?	<u>Prescriptive</u>
IECC Climate zone	<u>6</u>	HERS Index (if any)	<u>80</u>
EPA Radon Zone	<u>1</u>		

Certification

I have evaluated this project's documentation package and conducted the necessary QA/QC procedures with the Green Rater, and I hereby declare and affirm to USGBC that this project has earned LEED for Homes certification, as per the attached checklist.

Name: RANDY HANSELL
Company: EARTH ADVANTAGE, INC.
Signature: [Signature]
Date: 5/19/10

10. Garage Pollutant Production

- a) In conditioned spaces above garage:
- Seal at penetrations and connecting floor and ceiling joint bays
- Paint, walls and ceilings of finished walls, including garage

- b) In conditioned spaces next to garage
- Weather-strips at doors
- Carbon monoxide detectors in rooms that share a door with garage
- Seal all penetrations and cracks at the base of walls

AND/OR

Fan not continuously

OR

Fan designed with automatic timer control

1. Education of the Homeowner or Tenant

- a) Operations and training manual
- b) One-hour walkthrough with occupant(s)
- c) Open house on at least four weekends
- d) Newspaper article on the project
- e) Website about features and benefits of LEED homes
- f) Display LEED signage on the exterior of the home

2. Education of the Building Manager

- a) Operations and training manual
- b) One-hour walkthrough with building manager

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents.

Project Team Leader	<u>Darin Fredericks</u>	Company	<u>Wisebuilt Inc.</u>
Signature	<u>[Signature]</u>	Date	<u>4-12-10</u>

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspectors and performance lasting for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed, and will provide the project documentation file, if requested.

Green Rater	<u>Cassey Dudley</u>	Company	<u>Residential Network of KW+4</u>
Signature	<u>[Signature]</u>	Date	<u>4/19/10</u>

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspectors and performance lasting for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed, and will provide the project documentation file, if requested.

Provider's Certifier	<u>Randy Hansell</u>	Company	<u>Earth Advantage</u>
Signature	<u>[Signature]</u>	Date	<u>5/19/10</u>



LEED for Homes Durability Evaluation Form

(for prerequisite ID 2.1)

Builder Name:	Wisebuilt Inc.
Project Team Leader:	Darin Fredericks, Wisebuilt Inc.
Home Address (Street/City/State):	285 Dower Draw, Kila, Montana

Home

Building type:	Single, detached	Floor Area:	4500	Structure type:	icf, framed
Project type:	Custom	# of Bedrooms:	6	Exterior roofing:	metal
Number of stories:	2	Number of full bathrooms:	2	Garage:	Detached

Site

EPA Radon Zone:	1	Type of soil:	clay, rock
Terrain / topography:	flat, gentle slope, steep slope	Depth of soil to bedrock:	10 feet
Predominant landscaping:	natural vegetation	Depth of ground water below structure:	10 feet
Common regional pests:	mice	Proximity to bodies of water?	200 ft. man made pond
Other significant features:	none	Above FEMA 100-year floodplain?	yes
Additional comments:			

Climate

IECC 2004 Climate Zone:	6	Annual rainfall (inches/yr):	17.21
Heating degree days (HDD):	8191	Annual maximum wind speed (mph):	55 mph
Cooling degree days (CDD):	1210	Avg annual solar radiation (kWh/m ² /day):	2.5
Natural disaster risks:	<input type="checkbox"/> hurricanes <input type="checkbox"/> earthquakes <input type="checkbox"/> tornados <input type="checkbox"/> floods <input checked="" type="checkbox"/> wildfires <input checked="" type="checkbox"/> blizzards		

Issues

Issue Type	Risk Level	Issue Type	Risk Level
Exterior water:	medium	Pests:	low
Interior moisture:	low	Heat loss:	high
Air infiltration:	high	Ultraviolet radiation:	low
Interstitial condensation:	low	Other:	

Durability Inspection Checklist Template

(for prerequisite ID 2.1 & 2.2)

Builder Name: Wisebuilt Inc.
Project Team Leader: Darin Fredericks, Wisebuilt Inc.
Home Address (Street/City/State): 285 Dower Draw, Kila, Montana

Durability Strategies by Issue Type

For each of the high and moderate risk areas indicated in the Risk Evaluation Form, list the durability strategies used in the home. If none are used for a particular durability issue, provide a brief statement explaining why not. Remove example strategies and add lines as needed.

Issue Type	Location in Drawings, Specs, and/or Scopes	Pre-work Verified (Builder/Trade)	Completion Verified (Builder/Trade)	Construction Verified (Rater)
Exterior Water	Site graded to drain rainwater away from building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	roof rain water collected into cistern drain tiles on footings	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Interior Moisture	wet room wall are constructed of durarock, fiberglass and tile wet room floors are constructed of marmollum, tile, stone, clay entry way floors are constructed of stone, marmollum, and wood bank heater in mechanical room outside of living space Clothes washer has single throw supply valve clothes dryer is vented directly to outdoors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Air Infiltration	spray foam rim joices spray foam wall penetrations Exterior, sealed rigid insulation house wrap spray foam knee walls	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Interstitial Condensation	Location in Drawings, Specs, and/or Scopes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Heat Loss	spray foam walls bfb insulation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Durability Inspection Checklist Template

(for prerequisite ID 2.1 & 2.2)

Builder Name:	Wisebuilt Inc.
Project Team Leader:	Darin Fredericks, Wisebuilt Inc.
Home Address (Street/City/State):	285 Dower Draw, Kila, Montana

Durability Strategies by Issue Type

For each of the high and moderate risk areas indicated in the Risk Evaluation Form, list the durability strategies used in the home. If none are used for a particular durability issue, provide a brief statement explaining why not. Remove example strategies and add lines as needed.

Durability Strategy	S-4	p8/8	p2/2	p2/8	p2/8
24" on center stud spacing for thermal bypass reduction spray foam penetrations, knee walls	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ultraviolet Radiation	Location in Drawings, Specs, and/or Scopes	Pre-work Verified (Builder/Trade)	Completion Verified (Builder/Trade)	Construction Verified (Rater)	
Overhangs above south windows	p2/2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pests	Location in Drawings, Specs, and/or Scopes	Pre-work Verified (Builder/Trade)	Completion Verified (Builder/Trade)	Construction Verified (Rater)	
Natural Disasters	Location in Drawings, Specs, and/or Scopes	Pre-work Verified (Builder/Trade)	Completion Verified (Builder/Trade)	Construction Verified (Rater)	
Non-flammable roofing specified	p2/8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	Location in Drawings, Specs, and/or Scopes	Pre-work Verified (Builder/Trade)	Completion Verified (Builder/Trade)	Construction Verified (Rater)	

Builder Declaration for ID prerequisite 2.1 & 2.2

I hereby declare and affirm to USGBC that I have evaluated this project's durability risks, completed the Durability Risk Evaluation Form, and incorporated appropriate durability measures into the design to adequately address the moderate and high risks. The construction drawings and specifications have been updated accordingly, and the measures were verified to be completed appropriately.

Name: DARIN FREDERICKS
 Title: BUILDER
 Signature: [Signature]



LEED for Homes Accountability Form

All declarations and affirmations made in this Accountability Form are made to USGBC solely for the purpose of assisting USGBC in determining whether LEED Certification is merited. No such declaration or affirmation can be construed as a warranty or guarantee of the performance of the building.

INSTRUCTIONS: This form is to be completed by the person / organization responsible for the design and/or implementation of one or more of the LEED for Homes credits below.

- STEP 1:** Review the requirements in the LEED for Homes Rating System for each credit or prerequisite below.
Step 2: Initial each appropriate credit below to indicate that the requirements have been met by you or your organization.
Step 3: Complete the Official Accountability Sign-off section, including your signature, at the bottom of the form.
Step 4: Return a signed copy to the Provider and/or project team leader.

Project Information	
Home Address: 285 Dower Draw	Return to: Darin Fredericks, Wisebuilt Inc.
Builder: Wisebuilt Inc.	12477 Sunburst Drive
Sustainable Sites (SS)	
JM	2.1 No Invasive Plants: Introduce no invasive plant species into the landscape.
JM	2.2 Basic Landscape Design: Meet the following requirements for all designed landscape softscapes: any turf must be drought-tolerant; do not use turf in densely shaded areas; do not use turf in areas with a slope of 25%; add mulch or soil amendments as appropriate; all compacted soil (e.g., from construction vehicles) should be tilled to at least 6 inches.
JM	2.3 Limit Conventional Turf: Limit the use of any turf that requires regular mowing, watering and/or chemicals.
JM	2.4 Drought Tolerant Plants: Choose plantings that are not only drought-tolerant but also appropriate to the local and microclimate of the site. Design landscape for maximum durability without watering or the use of chemicals.
JM	4.1 Permeable Lot: Design the lot such that at least 70% of the built environment, not including area under roof, is permeable or designed to capture water runoff for infiltration on-site.

Accountability Sign-off (to be completed by party responsible for the credits above)	
By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents (drawings, calculations, etc.).	
Printed Name: JOHNNY McDONALD	Company: WHITE CLOUD DESIGN, INC
Project Role / Title: LANDSCAPE DESIGNER	Date: 11-7-09
Signature:	



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Project Information	
Home Address: 285 Dower Draw Builder: Wisebuilt Inc.	Return to: Darin Fredericks, Wisebuilt Inc. 12477 Sunburst Drive
Indoor Environmental Quality (EQ)	
<input checked="" type="checkbox"/>	4.1 Outdoor Air Ventilation: Design and install a whole building ventilation system that complies with ASHRAE Standard 62.2 or meets one of the following criteria: Home built in a climate with fewer than 4,500 infiltration degree-days; or home has a passive ventilation system approved and verified by a licensed HVAC engineer as providing ventilation equivalent to that required by ASHRAE Standard 62.2.
<input checked="" type="checkbox"/>	5.1 Basic Local Exhaust: Design and install local exhaust systems in all bathrooms (including half-baths) and the kitchen to meet the requirements of Section 5 of ASHRAE Standard 62.2. Design and install the fans and ducts to meet the requirements of Section 7 of ASHRAE Standard 62.2. Use ENERGY STAR-labeled bathroom exhaust fans (except for exhaust fans serving multiple bathrooms).
<input checked="" type="checkbox"/>	6.1 Room by Room Load Calculations: Perform design calculations (using ACCA Manuals J and D, the ASHRAE Handbook of Fundamentals, or an equivalent computation procedure) and install ducts accordingly.
Accountability Sign-off (to be completed by party responsible for the credits above)	
By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents (drawings, calculations, etc.).	
Printed Name <u>Aaron Delvanthals</u>	Company <u>Affordable Heating, Inc</u>
Project Role / Title <u>HVAC Installer</u>	Date <u>Oct 25 08</u>
Signature <u>[Signature]</u>	

X



LEED for Homes Accountability Form

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Project Information	
Home Address: 285 Downer Drive	Return to: Darla Fredericks, Wisebuilt Inc.
Builder: Wisebuilt Inc.	12477 Sunburst Drive

Initial	Location & Linkages (LL)
DF	2.2 Site Selection: Do not build on land whose elevation is at or below 100-year floodplain defined by FEMA; land identified as habitat for any species on the threatened or endangered lists; land within 100 feet of any water, including wetlands; land that was public parkland prior to the project, unless land of equal or greater value as parkland is accepted in trade by the public landowner; land that contains "prime soils", "unique soils", or "soils of state significance".

Initial	Materials & Resources (MR)
DF	MR 2.1 FSC Certified Tropical Wood: Provide all wood product suppliers with a notice containing all the following elements: i. a statement that the builder's preference is to purchase products containing tropical wood only if it is FSC-certified; ii. a request for the country of manufacture of each product supplied; and iii. a request for a list of FSC-certified tropical wood products the vendor can supply. If tropical wood is interiorly used (i.e., specified in purchasing documents), use only FSC-certified tropical wood products. Reused or reclaimed materials are exempt.
DF	MR 2.2 Environmentally Preferable Products: Qualifying assemblies and components meet the criteria for one or more of the following designations: a) Environmentally Preferable Products, including FSC-certified wood products, recycled content, reclaimed content; b) low emissions, typically low-VOC content; c) Local production, indicating that the product was extracted, processed, and manufactured within 500 miles of the site.

Initial	Indoor Environmental Quality (EQ)
DF	8.1 Indoor Contaminant Control During Construction: Upon installation, all ducts and vents were permanently sealed to minimize contamination during construction. Any seals were removed after all phases of construction are completed.
DF	9.1 Radon Resistant Construction: If the home is in EPA Radon Zone 1, design and build the home with radon-resistant construction techniques as prescribed by EPA, the International Residential Code, Washington State Ventilation and Indoor Air Quality Code or some equivalent code or standard.

Initial	Awareness & Education (AE)
DF	AE 1.2 Enhanced Training: Provide two hours of training for the occupant(s) in addition to the training provided for AE 1.1.

Accountability Sign-off (to be completed by party responsible for the credits above)	
By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents (drawings, calculations, etc.).	
Printed Name	Darla Fredericks
Project Role / Title	Project mgr
Signature	<i>[Handwritten Signature]</i>
Company	Wisebuilt Inc
Date	6/10/09



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- Step 1.** Review the requirements in the LEED for Homes Rating System for each credit in brackets below.
- Step 2.** Initial each appropriate credit below to indicate that the requirements have been met by you or your organization.
- Step 3.** Complete the Official Accountability Sign-off section, including your signature, at the bottom of the form.
- Step 4.** Return a signed copy to the Provider and/or project team leader.

Project Information	
Home Address: 295 Dewey Drive Builder: Weisbult Inc.	Return to: Darin Fredericks, Weisbult Inc. 12417 Sunburst Drive

Initial	Location & Linkages (LL)
JF	LL 2.2 Site Selection: Do not build on land whose conversion to use or before 100-year floodplain defined by FEMA, land identified as habitat for any species on the threatened or endangered lists, and within 100 feet of any water, including wetlands, land that was public property prior to the project, unless land of equal or greater value as parkland is accepted in trade by the public landowner, and that contains "prime soils", "unique soils", or "soils of state significance".

Initial	Energy & Atmosphere (EA)
JF	EA 5.1 Good HVAC Design & Installation: Design and size HVAC equipment properly using ACCA Manual J (ASHRAE 2005) or equivalent. Install HVAC equipment that meets the requirements of the ENERGY STAR for Homes. Install ENERGY STAR labeled programmable thermostat.

Initial	Materials & Resources (MR)
JF	MR 2.1 FSC Certified Tropical Wood: Provide all wood product suppliers with a notice containing all the following elements: a statement that the builder's preference is to purchase products containing tropical wood only if it is FSC-certified; a request for the country of manufacture of each product supplied; and B. a request for a list of FSC-certified tropical wood products the vendor can supply if tropical wood is intentionally used (i.e., specified in purchasing documents); use only FSC-certified tropical wood products. Rusted or reclaimed materials are exempt.
JF	MR 2.2 Environmentally Preferable Products: Qualifying assemblies and components meet the criteria for one or more of the following designations: a) Environmentally Preferable Products, including FSC-certified wood products, recycled content, reclaimed content, low emissions, typically low-VOC content; c) Local production, indicating that the product was extracted, processed, and manufactured within 500 miles of the site.

Initial	Indoor Environmental Quality (EQ)
JF	EQ 1.1 Indoor Contaminant Control During Construction: Upon installation, all ducts and vents were permanently sealed to minimize contamination during construction. Any seals were removed after all phases of construction are complete.
JF	EQ 3.1 Pre-Occupancy Flush: Flush the home with fresh air, according to the following guidelines: flush prior to occupancy bid after all phases of construction are completed; flush the entire home, keeping all interior doors open; flush for 48 total hours; the hours may be nonconsecutive, if necessary; keep all windows open and run a fan (e.g., HVAC system fan) continuously or flush the home with all HVAC fans and exhaust fans operating continuously at the highest flow rate; use additional fans to circulate air within the home; replace or clean HVAC air filter afterwards, as necessary.
JF	EQ 4.1 Radon Resistant Construction: Build home in an EPA Radon Zone 1, design and build the home with radon-resistant construction techniques as prescribed by EPA, the International Residential Code, Washington State Ventilation and Indoor Air Quality Code or some equivalent code or standard.

Initial	Awareness & Education (AE)
JF	AE 1.1 Basic Operations Training: Provide the home's occupant(s) with an operations and maintenance manual / binder that includes all of items listed in the Rating System. Provide a minimum one-hour walkthrough of the home with the occupant(s), featuring the elements listed in the Rating System.
JF	AE 1.2 Enhanced Training: Provide two hours of training for the occupant(s) in addition to the training provided for AE 1.1.

Accountability Sign-off (to be completed by party responsible for the credits above)	
By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if satisfied, provide the necessary supporting documents (drawings, calculations, etc.).	
Printed Name: <u>DARIN FREDERICKS</u>	Company: <u>WEISBULT, INC.</u>
Project Role / Title: <u>Project Manager</u>	Date: <u>5-6-10</u>
Signature: <u>[Signature]</u>	

EA 2.1
2.2



ENERGY STAR Qualified Homes Thermal Bypass Inspection Checklist

Home Address: 285 Dower Draw		City: Kila		State: MT			
Thermal Bypass	Inspection Guidelines	Corrections Needed	Builder Verified	Rater Verified	N/A		
1. Overall Air Barrier and Thermal Barrier Alignment	Requirements: Insulation shall be installed in full contact with sealed interior and exterior air barrier except for alternate to interior air barrier under item no. 2 (Walls Adjoining Exterior Walls or Unconditioned Spaces)						
	All Climate Zones:						
	1.1 Overall Alignment Throughout Home	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	1.2 Garage Band Joist Air Barrier (at bays adjoining conditioned space)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	1.3 Attic Eave Baffles Where Vents/Leakage Exist	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Only at Climate Zones 4 and Higher:						
	1.4 Slab edge insulation (A maximum of 25% of the slab edge may be uninsulated in Climate Zones 4 and 5.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Walls Adjoining Exterior Walls or Unconditioned Spaces	Best Practices Encouraged, Not Req'd:						
	1.5 Air Barrier At All Band Joists (Climate Zones 4 and higher)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	1.6 Minimize Thermal Bridging (e.g., OVE framing, SIPs, ICFs)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Requirements: • Fully insulated wall aligned with air barrier at both interior and exterior, OR • Alternate for Climate Zones 1 thru 3, sealed exterior air barrier aligned with RESNET Grade 1 insulation fully supported • Continuous top and bottom plates or sealed blocking						
	2.1 Wall Behind Shower/Tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	2.2 Wall Behind Fireplace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	2.3 Insulated Attic Slopes/Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2.4 Attic Knee Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
2.5 Skylight Shaft Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
2.6 Wall Adjoining Porch Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
2.7 Staircase Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
2.8 Double Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Floors between Conditioned and Exterior Spaces	Requirements: • Air barrier is installed at any exposed insulation edges • Insulation is installed to maintain permanent contact w/ sub-floor above Optional until July 1, 2008, Insulation is installed to maintain permanent contact with air barrier below						
	3.1 Insulated Floor Above Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Shafts	3.2 Cantilevered Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Requirements: Openings to unconditioned space are fully sealed with solid blocking or flashing and any remaining gaps are sealed with caulk or foam (provide fire-rated collars and caulking where required)						
	4.1 Duct Shaft	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Attic/ Ceiling Interface	4.2 Piping Shaft/Penetrations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	4.3 Fuel Shaft	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Requirements: • All attic penetrations and dropped ceilings include a full interior air barrier aligned with insulation with any gaps fully sealed with caulk, foam or tape • Movable insulation fits snugly in opening and air barrier is fully gasketed						
	5.1 Attic Access Panel (fully gasketed and insulated)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	5.2 Attic Drop-down Stair (fully gasketed and insulated)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
5.3 Dropped Ceiling/Soffit (full air barrier aligned with insulation)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
5.4 Recessed Lighting Fixtures (ICAT labeled and sealed to drywall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
5.5 Whole-house Fan (insulated cover gasketed to the opening)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Common Walls Between Dwelling Units	Requirements: Gap btwn drywall shaft wall (common wall) and structural framing btwn units is sealed at all exterior boundary conditions						
6.1 Common Wall Between Dwelling Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Rater Inspection Date: 2/24/2009
 Home Energy Rating Provider: NCAAT
 Home Energy Rater Company Name: Energetechs
 Home Energy Rater Signature: *[Signature]*

Builder Inspection Date: 2/24/09
 Builder Company Name: Wise Built
 Builder Division Name:
 Builder Employee Signature: *[Signature]*



LEED for Homes Simplified Project Checklist

Builder Name:
Project Team Leader (if different):
Home Address (Street/City/State):

Project Description:

Building Type: *Multi-family*
 # of Units: *1*

Project type: *Custom*
 Avg. Home Size Adjustment: *0*

Adjusted Certification Thresholds

Certified: **45.0** Gold: **75.0**
 Silver: **60.0** Platinum: **90.0**

Project Point Total: <i>0</i>	ID: <i>0</i>	SS: <i>0</i>	EA: <i>0</i>	EQ: <i>0</i>
Certification Level: <i>Not Certified</i>	LL: <i>0</i>	WE: <i>0</i>	MR: <i>0</i>	AE: <i>0</i>

Notes:

- Detailed information on measures below are provided in the LEED for Homes Rating System
- ⊗ Indicates measures that must be documented using the Accountability Form

Innovation and Design Process (ID)		(No Minimum Points Required)		OR	Max Points Available	Project Points		
					Y / Pts	No	Maybe	
1. Integrated Project Planning	1.1	Preliminary Rating			Prerequisite			
	1.2	Integrated Project Team			1			
	1.3	Professional Credentialed with Respect to LEED for Homes			1			
	1.4	Design Charrette			1			
	1.5	Building Orientation for Solar Design			1			
2. Durability Management Process	2.1	Durability Planning			Prerequisite			
	2.2	Durability Management			Prerequisite			
	2.3	Third-Party Durability Management Verification			3			
3. Innovative or Regional Design	⊗ 3.1	Innovation #1	<i>250. Springs</i>		1			
	⊗ 3.2	Innovation #2			1			
	⊗ 3.3	Innovation #3			1			
	⊗ 3.4	Innovation #4			1			
<i>Sub-Total for ID Category:</i>					11	0		
Location and Linkages (LL)		(No Minimum Points Required)		OR	Max Points Available	Project Points		
					Y / Pts	No	Maybe	
1. LEED ND	1	LEED for Neighborhood Development		LL2-6	10			
	⊗ 2	Site Selection			2			
3. Preferred Locations	3.1	Edge Development			1			
	3.2	Infill		LL 3.1	2			
	3.3	Previously Developed			1			
4. Infrastructure	4	Existing Infrastructure			1			
5. Community Resources/ Transit	5.1	Basic Community Resources / Transit			1			
	5.2	Extensive Community Resources / Transit		LL 5.1, 5.3	2			
	5.3	Outstanding Community Resources / Transit		LL 5.1, 5.2	3			
6. Access to Open Space	6	Access to Open Space			1			
<i>Sub-Total for LL Category:</i>					10	0		
Sustainable Sites (SS)		(Minimum of 5 SS Points Required)		OR	Max Points Available	Project Points		
					Y / Pts	No	Maybe	
1. Site Stewardship	1.1	Erosion Controls During Construction			Prerequisite			
	1.2	Minimize Disturbed Area of Site			1			
2. Landscaping	⊗ 2.1	No Invasive Plants			Prerequisite			
	⊗ 2.2	Basic Landscape Design		SS 2.5	2			
	⊗ 2.3	Limit Conventional Turf		SS 2.5	3			
	⊗ 2.4	Drought Tolerant Plants		SS 2.5	2			
	⊗ 2.5	Reduce Overall Irrigation Demand by at Least 20%			6			
3. Local Heat Island Effects	⊗ 3	Reduce Local Heat Island Effects			1			
4. Surface Water Management	⊗ 4.1	Permeable Lot			4			
	4.2	Permanent Erosion Controls			1			
	4.3	Management of Run-off from Roof			2			
5. Nontoxic Pest Control	5	Pest Control Alternatives			2			
6. Compact Development	6.1	Moderate Density			2			
	6.2	High Density		SS 6.1, 6.3	3			
	6.3	Very High Density		SS 6.1, 6.2	4			
<i>Sub-Total for SS Category:</i>					22	0		

LEED for Homes Project Checklist (continued)

				OR	Max Points Available	Project Points		
						Y / Pts	No	Maybe
Water Efficiency (WE)		(Minimum of 3 WE Points Required)		OR				
1. Water Reuse	1.1 Rainwater Harvesting System			WE 1.3	4	3		
	1.2 Graywater Reuse System			WE 1.3	1	?		?
	1.3 Use of Municipal Recycled Water System				3		0	
2. Irrigation System	2.1 High Efficiency Irrigation System			WE 2.3	3	1		
	2.2 Third Party Inspection			WE 2.3	1			
	2.3 Reduce Overall Irrigation Demand by at Least 45%				4	4		
3. Indoor Water Use	3.1 High-Efficiency Fixtures and Fittings				3			
	3.2 Very High Efficiency Fixtures and Fittings				6	4		
<i>Sub-Total for WE Category:</i>					15		0	
Energy and Atmosphere (EA)		(Minimum of 0 EA Points Required)		OR				
1. Optimize Energy Performance	1.1 Performance of ENERGY STAR for Homes			Prerequisite	34	0		
	1.2 Exceptional Energy Performance							
7. Water Heating	7.1 Efficient Hot Water Distribution				2	2		
	7.2 Pipe Insulation				1	1		
11. Residential Refrigerant Management	11.1 Refrigerant Charge Test			Prerequisite	1			
	11.2 Appropriate HVAC Refrigerants							
<i>Sub-Total for EA Category:</i>					38		0	
Materials and Resources (MR)		(Minimum of 2 MR Points Required)		OR				
1. Material-Efficient Framing	1.1 Framing Order Waste Factor Limit			Prerequisite	1	1		
	1.2 Detailed Framing Documents			MR 1.5	1			
	1.3 Detailed Cut List and Lumber Order			MR 1.5	1			
	1.4 Framing Efficiencies			MR 1.5	3	3		
	1.5 Off-site Fabrication				4			
2. Environmentally Preferable Products	2.1 FSC Certified Tropical Wood			Prerequisite	8	4		
	2.2 Environmentally Preferable Products							
3. Waste Management	3.1 Construction Waste Management Planning			Prerequisite	3	3		
	3.2 Construction Waste Reduction							
<i>Sub-Total for MR Category:</i>					16		0	
Indoor Environmental Quality (EQ)		(Minimum of 6 EQ Points Required)		OR				
1. ENERGY STAR with IAP	1 ENERGY STAR with Indoor Air Package				13			
2. Combustion Venting	2.1 Basic Combustion Venting Measures			EQ 1	Prerequisite			
	2.2 Enhanced Combustion Venting Measures			EQ 1	2			
3. Moisture Control	3 Moisture Load Control			EQ 1	1			
4. Outdoor Air Ventilation	4.1 Basic Outdoor Air Ventilation			EQ 1	Prerequisite			
	4.2 Enhanced Outdoor Air Ventilation				2			
	4.3 Third-Party Performance Testing			EQ 1	1			
5. Local Exhaust	5.1 Basic Local Exhaust			EQ 1	Prerequisite			
	5.2 Enhanced Local Exhaust				1			
	5.3 Third-Party Performance Testing				1			
6. Distribution of Space Heating and Cooling	6.1 Room-by-Room Load Calculations			EQ 1	Prerequisite			
	6.2 Return Air Flow / Room by Room Controls			EQ 1	1			
	6.3 Third-Party Performance Test / Multiple Zones			EQ 1	2			
7. Air Filtering	7.1 Good Filters			EQ 1	Prerequisite			
	7.2 Better Filters				1			
	7.3 Best Filters			EQ 7.2	2			
8. Contaminant Control	8.1 Indoor Contaminant Control during Construction			EQ 1	1			
	8.2 Indoor Contaminant Control				2			
	8.3 Preoccupancy Flush			EQ 1	1			
9. Radon Protection	9.1 Radon-Resistant Construction in High-Risk Areas			EQ 1	Prerequisite			
	9.2 Radon-Resistant Construction in Moderate-Risk Areas			EQ 1	1			
10. Garage Pollutant Protection	10.1 No HVAC in Garage			EQ 1	Prerequisite			
	10.2 Minimize Pollutants from Garage			EQ 1	2			
	10.3 Exhaust Fan in Garage			EQ 1	1			
	10.4 Detached Garage or No Garage			EQ 1, 10.2, 10.3	3	3		
<i>Sub-Total for EQ Category:</i>					21		0	
Awareness and Education (AE)		(Minimum of 0 AE Points Required)						
1. Education of the Homeowner or Tenant	1.1 Basic Operations Training			Prerequisite	1			
	1.2 Enhanced Training				1			
	1.3 Public Awareness							
2. Education of Building Manager	2 Education of Building Manager				1	1		
<i>Sub-Total for AE Category:</i>					3		0	
LEED for Homes Point Totals:					136		0	
(Certification level)								

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LEED for Homes Project Checklist

Addendum: Prescriptive Approach for Energy and Atmosphere (EA) Credits

Points cannot be earned in both the Prescriptive (below) and the Performance Approach (pg 2) of the EA section.

Energy and Atmosphere (EA)		(No Minimum Points Required)	OR	Max Points Available	Project Points			
					Y	Pts	No	Maybe
2. Insulation	2.1	Basic Insulation	EA 3.2	Prerequisite 2				
	2.2	Enhanced Insulation		2				
3. Air Infiltration	3.1	Reduced Envelope Leakage	EA 3.2	Prerequisite 2				
	3.2	Greatly Reduced Envelope Leakage		2				
	3.3	Minimal Envelope Leakage		3				
4. Windows	4.1	Good Windows	EA 4.2	Prerequisite 2				
	4.2	Enhanced Windows		2				
	4.3	Exceptional Windows		3				
5. Heating and Cooling Distribution System	5.1	Reduced Distribution Losses	EA 5.2	Prerequisite 2				
	5.2	Greatly Reduced Distribution Losses		2				
	5.3	Minimal Distribution Losses		3				
6. Space Heating and Cooling Equipment	6.1	Good HVAC Design and Installation	EA 6.2	Prerequisite 2				
	6.2	High-Efficiency HVAC		2				
	6.3	Very High Efficiency HVAC		4				
7. Water Heating	7.1	Efficient Hot Water Distribution	EA 6.2	2				
	7.2	Pipe Insulation		1				
	7.3	Efficient Domestic Hot Water Equipment		3				
8. Lighting	8.1	ENERGY STAR Lights	EA 8.2	Prerequisite 2				
	8.2	Improved Lighting		2				
	8.3	Advanced Lighting Package		3				
9. Appliances	9.1	High-Efficiency Appliances	EA 8.2	2				
	9.2	Water-Efficient Clothes Washer		1				
10. Renewable Energy	10	Renewable Energy System	EA 10.2	10				
11. Residential Refrigerant Management	11.1	Refrigerant Charge Test	EA 11.2	Prerequisite 1				
	11.2	Appropriate HVAC Refrigerants		1				
<i>Sub-Total for EA Category:</i>				38			0	

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents.

Project Team Leader

Company

Signature

Date

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed, and will provide the project documentation file, if requested.

Green Rater's Name

Company

Signature

Date

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed, and will provide the project documentation file, if requested.

Provider's Name

Company

Signature

Date



xxp

P.O. Box 1191 Bozeman, Montana 59771-1191

Dear Darin

Thank you for your interest in the USGBC's (US Green Building Council <http://www.usgbc.org/>) LEED for Homes Program. Let me explain the process of certifying a home to the LEED for Homes standards. While each project is unique, the following discussion outlines a typical process leading to LEED for Homes certification:

Step 1. Introductory Telephone Conference

This initial telephone call allows us to discuss your project and to explore your interest and commitment in incorporating the LEED for Homes standards. Shortly after the call we will provide an estimate of the fees associated with LEED for Homes certification services and will schedule a Preliminary Rating Meeting. Prior to the Preliminary meeting it is strongly recommended that you familiarize yourself with the LEED for Homes 2.0 Checklist (PDF): <http://www.usgbc.org/ShowFile.aspx?DocumentID=3658>

and the LEED for Homes 2.0 Rating System: <http://www.usgbc.org/ShowFile.aspx?DocumentID=3638>

Both of these files can be found on the LEED for Homes page of the USGBC's website at: <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=147#v1.11a> which has other useful links and information around residential green building.

Step 2. Preliminary Rating Meeting

This meeting typically takes 2-3 hours and includes participation by the one or two individuals who will be taking the lead in integrating LEED requirements into the project, usually the project designer and/or builder. This meeting is best served in person however; if travel is a factor, the meeting can effectively happen over the phone. The goal here is to assess your project with the LEED for Homes Project Checklist and Rating System. This will generate a preliminary scoring of your project. During this meeting we should also be able to make recommendations on how to incorporate LEED for Homes measures into your project.

Step 3. LEED for Homes KW+A Certification Services Agreement

Shortly after the preliminary rating meeting we will send you an agreement with Kath Williams + Associates (KWA) that includes a Scope of Services and fee structure for the services associated with certifying the home. The services provided by KW+A under this agreement are specifically focused on helping the project team understand and apply the LEED for homes standards as well as performing on-site inspections to verify implementation. These services do not include consultation with the design team regarding the material and design characteristics of green and energy efficient alternatives. These green and energy efficiency design and material selection consulting services are available under a separate contract for services with KW+A.

Step 3. North West Energy Star (NWESTAR) and KW+A Certification Services Agreement

As LEED for Homes mandates that all homes “*Meet the performance requirements of ENERGY STAR for Homes, including third-party inspections*” (EA prerequisite 1) KWA requires certifying the home under the NWESTAR or National Energy Star program. Ergo, in addition to LEED for Homes services you may choose to have KWA provide the NWESTAR services. KWA is able to provide these services in accordance to an agreement with the National Center for Appropriate Technologies (NCAT) (www.ncat.org), the regional NWESTAR Provider. If you decide to have KWA handle the NWESTAR scope, this information will be included in Scope of Services and fee structure for the services associated with certifying the home. The services provided by KW+A under this agreement are specifically focused on helping the project team understand, and apply the NWESTAR standards as well as performing on-site inspections to verify implementation. These services do not include consultation with the design team regarding the material and design characteristics of green and energy efficient alternatives. These green and energy efficiency design and material selection consulting services are available under a separate contract for services with KW+A.

Step 4. LEED for Homes Project (Builder) Agreement

This separate agreement is between the US Green Building Council (USGBC) and a home builder, or other person with primary responsibility for design and construction of homes that are expected to meet the LEED for Homes program requirements. The purpose of the agreement is to define the terms of use of the LEED brand by the builder and to define the roles and responsibilities of the USGBC and the builder.

Step 5. Project Team Meeting

Upon our receipt of the signed agreement, we will then schedule a meeting between our respective staffs. It may be good to have a few key subcontractors attend this meeting. Involving subcontractors and key internal staff early has been shown to help clarify project expectations and reduces miscommunication as the project moves forward. An additional goal of this meeting is to determine the schedule for our Field Technician to visit the job site. **An electronic copy of the final full set of the construction drawings and specifications must be submitted to KW+A.** If an electronic copy is not available then two paper copies of the full construction drawings and specifications must be submitted to KW+A.

Step 6. Field Technician Site Visits

At predetermined stages of the project our Field Technician will visit the job site and perform intermediate measures inspections and conduct performance testing on selected mechanical systems. Each project will require several site visits depending on our scope of services. At a minimum there will be three to four visits by our association to provide full verification and performance testing. A definitive number will be established in the Preliminary Meeting and communicated in the Scope of Services.

During the project's construction phase, our Project Manager and Field Technician are available for consultation on the project. The number of hours they will be available will be determined in the Scope of Services document.

Step 7. LEED for Homes Documentation

Our services also include the preparation of the LEED for Homes documentation for final review. This final review will determine if all standards have been met.

Step 8. Certification

If all program standards have been met, the project will be provided with a LEED for Homes label and rating certificate.

The goal of our involvement with you is to provide high quality, professional services that lead to your project being certified as a house with superior energy and environmental benefits.

About KW+A and LEED for Homes

KWA provides LEED for Homes and North West Energy Star services through an exclusive contract under the LEED for Homes Providership of Earth Advantage. Earth Advantage (www.EarthAdvantage.org) is located in Portland, Oregon, and is the lone LEED for Homes Provider in the Pacific Northwest.

For more information contact Casey Dudley at 406.581.6875
caseydudley@bresnan.net.

Sincerely,

Casey Dudley, LEED AP
Residential Program Administrator
Kath Williams + Associates

In addition to KW+A's periodic on-site inspections, Builder agrees to and is responsible for contacting KW+A to schedule required inspections as detailed in Exhibit A.

5. Certification. Upon KW+A's final inspection, KW+A will determine if the Home and installed measures comply with LEED for Homes Standards ***if, in KW+A's sole judgment***, a Home has failed to comply fully with the LEED for Homes Standards, KW+A will advise the Builder in writing of the manner in which the Home and/or installed measures failed to meet the LEED for Homes Standards. Builder will then have a reasonable time, not to exceed 30 days, to correct the non-compliant items. At the end of the 30-day period, or upon earlier notice from Builder, KW+A will conduct an additional final inspection to determine if the Home complies with the LEED for Homes Standards. If, in KW+A's sole judgment, a Home fully complies with the LEED for Homes Standards, then KW+A will provide Builder, upon receipt of the certification fee(s) described in Section 7, with LEED for Homes certification documentation (as applicable) for all Homes certified as meeting the LEED for Homes Standards. If, at any time during or after construction of a Home but in any case before certification by KW+A, Builder fails to fully comply with the LEED for Homes Standards to the complete satisfaction of KW+A, ***KW+A has the right to refuse certification of the Home.***

6. Registration Fee. Builder agrees to pay USGBC a Registration Fee in accordance with the fee schedule set forth by the USGBC Builder Agreement (Exhibit C) for participation in the LEED for Homes Program. Renewals are subject to the pricing and terms and conditions of the program that will be established by USGBC at the time of renewal and are outside the control of KW+A.

7. Fees for Deliverables. Builder agrees to pay KW+A a fee for services provided by KW+A, in accordance with the fee schedule set forth on Exhibit D.

8. Representatives.

KW+A's Representative.

A. Casey Dudley, Independent Contractor, hired by KWA, P.O. Box 1191, Bozeman, Montana 59771-1191, or such other person(s) designated in writing by KWA, will be KW+A's contracted representative for this Agreement ("KW+A's Representative"). All communications by the Builder or notices concerning this Agreement will be sent to KW+A's Representative.

B. Builder's/Client Representative. **Darin Fredericks**, or such other person(s) designated in writing by Builder will be Builder's representative for this Agreement ("Builder's Representative") and is authorized to act for and on behalf of Builder concerning all matters arising by reason of this Agreement. All communications by KW+A or notices concerning this Agreement will be sent to Builder's Representative. KW+A is entitled to rely on the authority of Builder's Representative to act on Builder's behalf.

9. USGBC Agreement. Builder agrees that they must complete and maintain a LEED for Homes agreement with USGBC (Exhibit C). KW+A will be unable to provide certification services for the project unless this agreement has been executed by the Builder and USGBC.

10. Copyright License. On behalf of itself, its assignees, transferees, and successors in interest, Builder grants to KWA, Earth Advantage Incorporated, and USGBC a license to display photographs, movies, videotapes, and descriptions of the Homes in any medium for KW+A's business purposes without charge or expense to KW+A. Builder has the right to review and suggest changes to the text describing the Homes in photographs, movies, videotapes, and

descriptions of the Homes. Builder represents and warrants to KW+A that Builder has the right to grant the foregoing license.

11. Representations, Warranties and Covenants. Builder represents, warrants and covenants to KW+A that:

- A. All statements and representations made by Builder to third parties regarding the LEED for Homes features of the Homes, KW+A's certification of the Homes, or any KW+A promotional programs, materials and incentives will be complete, true, and accurate and Builder will comply with all applicable state and federal laws and regulations in any activities arising from this Agreement.
- B. Builder will meet and comply with all applicable laws, ordinances, codes, rules, licenses, permits, orders, and other requirements, now or hereinafter in effect, of any governmental authority, including, without limitation (i) installation or material standards, (ii) requirements relating to licensing, permits, zoning, and consumer protection, and (iii) workers' compensation and employers' liability insurance.

12. Indemnification.

- A. By KW+A. KW+A will defend, indemnify and hold harmless Builder and its employees, agents, officers, and assigns from any costs, liability, damage or expense included but not limited to attorney's fees at trial and on appeal arising from a third party claim for injury or death to persons or damage to property arising wholly or in part from (i) any act or omission of KW+A, its subcontractors, agents or employees, in KW+A's performance under this Agreement or (ii) any breach by KW+A of the terms contained herein.
- B. By Builder. Builder will defend, indemnify and hold KW+A and its employees, agents, officers, and assigns harmless from any costs, liability, damage or expense, including but not limited to attorney's fees at trial and on appeal arising from a third party claim for injury or death to persons or damage to property arising wholly or in part from any act or omission of the Builder, its subcontractors, agents, or employees arising (i) from or in the construction of the Homes, (ii) from Builder's performance under this Agreement, or (iii) from any breach by Builders of the terms contained herein.
- C. Exceptions. The party to be indemnified in Sections 12.A and 12.B above will be the "Indemnified Party." The indemnification obligations described above will not apply to any third party claim to the extent that the claim was caused by: (a) the Indemnified Party's negligent acts or omissions; (b) the Indemnified Party's breach of any representation, warranty or covenant in this Agreement or elsewhere; (c) the Indemnified Party's intentional misconduct; or (d) the Indemnified Party's violation of any applicable law.

13. Independent Contractor. In performing its obligations, duties and promises under this Agreement, Builder is acting as an independent contractor and not as an agent, servant or employee of KW+A. Builder is not authorized to represent, nor will Builder represent to third parties that Builder is authorized to represent, obligate or to contract for, or on behalf of KW+A.

14. Termination. This Agreement may be terminated: (A) by Builder for any reason, at any time prior to certification, upon five (5) days' written notice to KW+A's Representative; or (B) by KW+A for breach by Builder of any material terms of this Agreement including, but not limited to, those contained in Paragraphs 6, 7, 9 and 11 herein, upon five (5) days written notice to Builder's representative. If the Agreement is terminated prior to certification of any Home,

KW+A will be under no obligation to refund any fees or provide any additional services to the Builder after the date of termination. In addition, if this Agreement is terminated for any reason, the Builder agrees to pay KW+A for costs incurred to up to and including the day and time of termination.

15. Limitation of Liability. KW+A's liability in connection with the LEED for Home will not exceed the fee paid by the Builder to KW+A over the 12 months prior to the event giving rise to KW+A's liability. Under no circumstances shall KW+A be liable to the builder for any further amounts in connection with the LEED for Homes Program under any legal theory, including any special, consequential, incidental or indirect damages.

16. Disclaimer of Warranties. ***KW+A makes no warranties, written or oral, express or implied and all warranties are specifically excluded, including, but not limited to the implied warranty of merchantability, fitness and for a particular purpose, or non-infringement, and any warranty arising by statute, operation of law, course of dealing or performance, or usage or trade. Specifically, Builder understands, agrees and acknowledges that KW+A, its officers, agents, employees and its consultants make no warranty, express or implied, that the installation of material and equipment or specifications for the material and equipment or workmanship in any features or measures included in the Homes comply with applicable laws, regulations, codes, or industry standards, or will result in any productivity improvement, energy savings, or measurable environmental-related benefits. In no event will KW+A be liable for any misrepresentations of energy savings to the third parties.***

17. Miscellaneous.

- A. This Agreement may not be assigned, in whole or in part, by Builder without the express written consent of KW+A. KW+A may assign its interests in this Agreement to any company that controls, is controlled by or is under common control with KW+A.
- B. In the event that either party initiates any action or suit to enforce the terms of this Agreement, the prevailing party will be entitled to its costs, expense, and attorney fees incurred prior to, or at, trial and on any appeal.
- C. The parties agree that any suit or action to enforce this Agreement will be brought in any court of competent jurisdiction in Montana. This agreement will be interpreted in accordance with the laws of the State of Montana without regard to conflicts-of-laws principles.
- D. No waiver of a breach of any provision of this Agreement will constitute a waiver of any other breach of such provision or other provisions unless so specified by the waiving Party in writing.
- E. Builder agrees to maintain commercial general liability insurance throughout the term of this Agreement in the amount of \$500,000 each occurrence with an annual aggregate limit of \$1,000,000.
- F. This Agreement, including the Recitals and all Exhibits, constitutes the complete Agreement between the Parties concerning the subject matter herein and supersedes all prior and contemporaneous representations, communications and agreements, whether oral or written. **No modification of this Agreement is enforceable unless made in writing and signed by duly authorized representatives of both Parties.**

I HAVE READ AND AGREE TO BE BOUND BY THE TERMS AND CONDITIONS CONTAINED HEREIN.

Client Name

By Darin Fredericks Title Builder

Please print

By _____ Date _____

Signature

Contractors License #: _____ Tax ID or Social Security # _____

Mailing address: _____

City, State, Zip: _____ Phone: _____

Fax: _____ E-mail: _____ Website: _____

Kath Williams + Associates

By _____ Title _____

Please print

By _____ Date _____

Signature

Exhibit A: Scope of Services

1. Project Identification.

Builder plans to construct and complete the _____ (name of project) _____ Project in accordance with LEED for Homes specifications as outlined in the LEED for Homes Rating Guide. The Project will consist of (enter number of homes) located at (enter street address or if not available other location description such as subdivision name and lot number) .

2. Project Meetings and Conferences.

KW+A services will include three meetings during the early stages of the project. These three meetings will optimally occur prior to construction. An "Introductory Telephone Meeting" will allow discussion of the project and the project team's interest and commitment in incorporating the LEED for Homes standards. Next the "Preliminary Rating Meeting" will assess the project with the LEED for Homes Project Checklist and Rating System. A third meeting, "Project Team Meeting" will be scheduled between our respective associates. It may be good to have a few key subcontractors attend this meeting. Involving subcontractors and key internal associate early has been shown to help clarify project expectations and reduces miscommunication as the project moves forward. An additional goal of this meeting is to determine the schedule for our Field Technician to visit the job site.

3. On-site Verification Inspections.

KW+A will provide the following services to Builder in an effort to certify the Project to the LEED for Homes Rating System. The on-site verification inspection, including performance testing activities, are projected to required three (3) visits by the KW+A Field Technician. The Builder agrees to request each of the following inspections, **with at least ten working days prior notice**, at the appropriate phase of construction: (A) after all HVAC ducts are installed but before they are enclosed with finish materials (referred to as the "HVAC Rough-in Inspection"), (B) after all insulation is installed but before enclosed by finish materials (referred to as the "Insulation Inspection" and (C) after all trim work and LEED for Homes related equipment and materials are installed (referred to as the "Final Inspection"). If all insulation, ducts, radon mitigation system, or other LEED for Homes related material or equipment are not visible during these three inspections and if no alternative inspection protocol is approved by KW+A prior to enclosure (for example digital photographs may satisfy the visual inspection requirement if approved by KW+A) then one or more additional site inspections may be required. Additional inspection trips will be billed at the rate noted in Exhibit D, Schedule of Fees.

4. Preliminary Rating Services.

Preliminary rating services to be provided by KW+A include LEED for Homes Scorecard analysis, required LEED for Homes energy analysis of project using the prescriptive method, assistance in selecting LEED for Homes measures for the project, and Durability Plan verification: The builder is solely responsible for choosing features appropriate for the home and for their proper installation. KW+A, Earth Advantage Incorporated, USGBC and its representatives are responsible only for verifying the completion of LEED for Homes requirements as set forth in the Rating System Guide; such verification in no way constitutes a warranty as to the appropriateness of the selected durability measures or the quality of implementation.

5. Final Rating of Project.

KW+A will provide on-site verification of LEED for Homes program measures leading to certification including performance testing as necessary for LEED certification (Duct Blast Testing, Blower Door Testing, Exhaust Air Flow Test), preparation of LEED for Homes documents for certification, and certification of Project if project meets LEED for Homes requirements.

6. Northwest ENERGY STAR HOMES Certification.

KW+A, in a contractual agreement with NCAT, will provide Northwest ENERGY STAR HOMES verification services based on the prescriptive requirements of that program.

7. Web Site Posting.

Builder will be listed on KWA web site and Earth Advantage Incorporated web site (www.earthadvantage.org) as a builder in the LEED for Homes Program with a link to the Builder's web site.

8. Green Design and Energy Efficiency Consulting.

Under this agreement KW+A will provide technical services that focus directly on the interpretation and application of the LEED for Homes certification system. Builder and/or Builder's subcontractors may request additional technical assistance and training regarding green design and energy efficiency to enhance the construction of Builder's home(s) for the project. The technical assistance that is outside scope of LEED for HOME certification will be provided at an hourly charge defined in Exhibit D.

Exhibit B

Additional Services - The following services may be provided upon request but are not included under this basic agreement.

1. Green Building and Energy Efficiency Consulting.

Under this agreement KW+A will provide technical services that focus directly on the interpretation and application of the LEED for Homes certification system. Builder and/or Builder's subcontractors may request additional green design and energy efficiency consulting for the project. The technical assistance that is outside scope of LEED for Homes certification will be provided at an hourly charge defined in Exhibit D.

2. LEED for Homes Credit Interpretation Requests (CIRs) preparation and submission.

LEED for Homes Credit Interpretation Requests will be generated by KW+A and submitted to Earth Advantage Incorporated and the US Green Building Council (USGBC). The USGBC will respond with their acceptance or not. The effort of the KW+A association will be at a best effort and does not guarantee the acceptance by USGBC of the CIR.

3. LEED for Homes Innovation and Design Process (ID) proposal preparation and submission.

Innovation and Design Process Submittals will be prepared and submitted to the USGBC's LEED for Homes Technical Advisory Group as requested by the Builder and for the fee noted in Exhibit D. This group will respond with their acceptance or not. The effort of the KW+A association will be at a best effort and does not guarantee the acceptance by USGBC of the ID or how many points they will assign the measure if accepted.

4. HERS Index Energy Analysis.

LEED for Homes energy points may be accomplished by either a performance or prescriptive method. This agreement includes only the prescriptive approach. If the Builder requests a performance method (based on a Home Energy Rating System (HERS) Index), as a means of acquiring additional LEED points, KW+A will perform a REM/RATE software analysis on the home for an additional fee per Exhibit D.

5. Exhaust Air Flow Test.

Measure exhaust airflow rates for each bath and kitchen fan to confirm that it meets the ASHRAE Standard 62.2 requirements and recommend adjustments as needed.

6. Combustion Air Zone Test (CAZ).

Measure air pressure difference in the air zones around the combustion appliances with respect to outside air pressures with the combustion appliance fan not running and then with the combustion appliance fan running to confirm that all flow rates do not exceed Northwest ENERGY STAR Homes Standards. This measure is required for homes that are being certified under the Northwest ENERGY STAR Homes program.

7. Green Measures Specifications Development.

Develop specification language for measures for builder to use in development of green project specifications.

8. Builder and Subcontractor Training.

Provide an in-depth training for builder and their subcontractors on building science concepts, green building concepts and energy efficiency measures.

Exhibit D

Schedule of Fees

Basic Certification Fee: Determined by project certification targets. Note: Most projects can expect to pay approximately \$3000-\$4000 for certification services. Note: \$2000 of the certification fee will be due upon execution of the project (contract). The remainder payment will be billed upon completion of the final inspection. A not to exceed fee will be determined upon contract agreement. KW+A will invoice monthly against the initial \$2000 retention fee, keeping the client informed of budget status.

Additional Site Verification Inspection Fees: \$70/Hour plus travel time and expenses
If more than three site visits are necessary to fulfill LEED for Homes program requirements, the Builder agrees to pay KW+A for the labor and expenses associated with travel, on-site inspections, and testing.

All Other Additional Service Fees: \$70/Hour, or other specified rate (KW+A is a network of Independent Contractors-"Associates"-who charge at various rates. If associate's contracting rate is other than \$70/Hour, details specifying this will be included in Estimate of Services), plus travel time and expenses. For all additional services, as defined in Exhibit B, the Builder agrees to pay KW+A for the labor and expenses associated with travel, on-site inspections, and testing. This rate is applicable for the work performed within the Scope of Services defined in Exhibit A for project homes when **not** certified as a LEED for Homes but where KW+A personnel has performed plan review and/or site inspections.

Conditions of Payment:

The Builder will be invoiced by KW+A for the above-mentioned fees and agrees to pay invoices upon receipt. Any payments not received by KW+A within 30 days of the invoice date will be subject to a finance charge of 1.5% per month. KW+A will provide LEED for Homes certification documentation upon receipt of final payment.

Material expenses requested that are outside the Scope of Services in Exhibit A can include but not be limited to the following items: travel and associated costs; phone calls and resulting support; sales and marketing materials; and photocopies. Material expenses will be billed at cost plus 15% and will be separately estimated and approved by Builder prior to KW+A incurring these expenses.

Northwest ENERGY STAR Montana Prescriptive Path Options Summary

	A		B		C		D		E		F		G	
	BOP #1 NG & HP	BOP #2 EL Zonal & Propane	BOP #1 - TCO #1a R19 Crawl Walls No Htg. Eqp. in CS	BOP #1 - TCO #1a R19 Crawl Walls No Htg. Eqp. in CS	BOP #1 - TCO #1a R19 Crawl Walls No Htg. Eqp. in CS	BOP #1 - TCO #1b R21 Crawl Walls With Htg. Eqp. in CS	Full Basement Tax Credit BOP #1 NG & HP	Cond Crawl Space Tax Credit BOP #1 NG & HP						
Minimum Conditioned Floor Area (1 Story)* Minimum Conditioned Floor Area (2 Story)* Maximum Conditioned Floor Area	R-49 or 38Adv R-21 Std	R-49 or 38Adv R-21 Std+2.5	R-49 or 38Adv R-21 Std	R-49 or 38Adv R-21 Std	R-49 or 38Adv R-21 Std	2000 SF 2400 SF 4000 SF	2000 SF 2400 SF 4000 SF							
Insulation	R-30 Same as Basement Wall	R-50	R-50											
Ceiling - Must be Grade I Above Grade Wall Insul - Grade II or Better Above Grade Wall Insul - Grade II or Better Floor over unconditioned space Rim Joist	R-10-2' Perim R-10 Full Slab R-19	R-10-4' Perim R-10 Full Slab R-19	R-10-2' Perim R-10 Full Slab R-19	R-10-4' Perim R-10 Full Slab R-19	R-10-4' Perim R-10 Full Slab R-19	Refer to Note 1	Refer to Note 1							
Windows and Doors	U-0.35 U-0.50 1% of Cond Fir A 21% 11% R-5	U-0.30 U-0.50 1% of Cond Fir A 21% 11% R-5	U-0.35 U-0.50 1% of Cond Fir A 21% 11% R-5	U-0.30 U-0.50 1% of Cond Fir A 21% 11% R-5	U-0.32 U-0.50 1% of Cond Fir A 21% R-5	U-0.32 U-0.50 1% of Cond Fir A 15% R-5	U-0.32 U-0.50 1% of Cond Fir A 15% R-5							
Ducts (Note: Unlined building cavities shall not be used as ducts to convey return or supply air.)	R-8 Mastic <0.06 CFM/SF	Conditioned Space R-8 Mastic <0.06 CFM/SF	Conditioned Space R-8 Mastic <0.06 CFM/SF											
Ventilation & Air Sealing	Exhaust Vent** 7.0 ACH@50PA	Balanced Exh Vent 2.5 ACH@50PA	Balanced Exh Vent 2.5 ACH@50PA											
Heating and Cooling Equipment	90 AFUE 8.5 HSPF/Seer 13 SEER 13	80 AFUE SEER 13	90 AFUE 8.5 HSPF/Seer 13 SEER 13	90 AFUE 8.5 HSPF/Seer 13 SEER 13	92 AFUE 8.7 HSPF/Seer 13 SEER 13	Conditioned Space 92 AFUE 8.7 HSPF/Seer 13 SEER 13	Conditioned Space 92 AFUE 8.7 HSPF/Seer 13 SEER 13							
Water Heating	Location Natural Gas Electric	Location Natural Gas Electric												
Appliances and Lighting	ES Built-ins 50% of Sockets	ES Built-ins 50% of Sockets												

* - Basement is included in conditioned floor area.
 ** - State code satisfies requirements.
 *** - R30 Crawlspace wall insulation is not allowed under BOP#1 but is allowed under an option under TCO#1

Note 1: Montana code requires a continuous crawl space exhaust fan that provides 1cfm/50SF CS area w/air pathway to living space or conditional air supply that delivers 1cfm/50SF CS area w/ return air pathway to living space

Northwest ENERGY STAR Montana Prescriptive Path Options Summary

Dec. 4, 2007

A

Note: Always refer to NWESH Technical Specifications and TCO descriptions for complete requirements

BOP #1 NG & HP	Location in Drawings, Specs, and/or Scopes
Minimum Conditioned Floor Area (1 Story)* Minimum Conditioned Floor Area (2 Story)* Maximum Conditioned Floor Area	
Insulation	
Ceiling - Must be Grade I Above Grade Wall Insul - Grade II or Better Above Grade Wall Insul - Grade II or Better Floor over unconditioned space Rim Joist	R-49 or 38Adv R-21 Std R-30 Same as Basement Wall R-30 ***
Crawlspace Walls - Perim Insulation Crawlspace Ventilation - Perim Insulation Slab Floors No Radiant Heat Radiant Heat	R-10-2 Perim R-10 Full Slab R-19
Windows and Doors	
Glazing Crawlspace Hse - Max. Glaz % Cond SF Basement Hse - Max. Glaz % Cond SF Doors	U-0.35 U-0.50 1% of Cond Fir A 21% 11% R-5
Ducts (Note: Unlined building cavities shall not be used as ducts to convey return or supply air.)	
Location	
Insulation	
Sealing	
Max. Leakage @ 50PA-75 CFM or	R-8 Mastic
Ventilation & Air Sealing	<0.06 CFM/SF
Ventilation System	Exhaust Vent**
Envelope Tightness	7.0 ACH@50PA
Heating and Cooling Equipment	
Location	
Gas Furnace	90 AFUE
Heat Pump	+5 HSPF/Seer 13
Propane/Oil Furnace	SEER 13
Air Conditioner	
Water Heating	
Location	
Natural Gas	0.61
	0.6
Electric	0.93
	0.92
Appliances and Lighting	
Lighting (Fluorescent)	ES Built-ins
	50% of Sockets

* - Basement is included in conditioned floor area.

** - State code satisfies requirements.

*** - R30 Crawlspace wall insulation is not allowed under BOP#1 but is allowed under an option under TCO#1

Note 1: Montana code requires a continuous crawl space exhaust fan that provides 1cfm/50SF CS area w/air pathway to living space or conditional air supply that delivers 1cfm/50SF CS area w/ return air pathway to living space

Northwest ENERGY STAR Montana Prescriptive Path Options Summary

Dec. 4, 2007

B

Note: Always refer to NWESH Technical Specifications and TCO descriptions for complete requirements

Minimum Conditioned Floor Area (1 Story)* Minimum Conditioned Floor Area (2 Story)* Maximum Conditioned Floor Area	BOP #2		Location in Drawings, Specs, and/or Scopes
	EL Zonal & Propane		
Insulation Ceiling - Must be Grade I Above Grade Wall Insul - Grade II or Better Above Grade Wall Insul - Grade II or Better Floor over unconditioned space Rim Joist	R-49 or 38Adv R-21 Std+2.5		
Crawlspace Walls - Perim Insulation Crawlspace Ventilation - Perm Insulation Slab Floors No Radiant Heat Radiant Heat	R-30 Same as Basement Wall Not Applicable		
Basement Wall Grade II or Better	R-10-4' Perim R-10 Full Slab R-19		
Windows and Doors Glazing Windows Skylights Max. Skylight Area	U-0.30 U-0.50 1% of Cond Fir A		
Crawlspace Hse - Max. Glaz % Cond SF Basement Hse - Max. Glaz % Cond SF Doors	21% 11% R-5		
Ducts (Note: Unlined building cavities shall not be used as ducts to convey return or supply air.) Location Insulation Sealing Max. Leakage @ 50PA=75 CFM or	R-8 Mastic <0.06 CFM/SF		
Ventilation & Air Sealing Ventilation System Envelope Tightness	70% HRV 2.5 ACH@50PA		
Heating and Cooling Equipment Location Gas Furnace Heat Pump Propane/Oil Furnace Air Conditioner	80 AFUE SEER 13		
Water Heating Location Natural Gas Electric	0.61 0.6 0.93 0.93		
Appliances and Lighting Appliances and Lighting Lighting (Fluorescent)	ES Built-ins 50% of Sockets		

* - Basement is included in conditioned floor area.

** - State code satisfies requirements.

*** - R30 Crawlspace wall insulation is not allowed under BOP#1 but is allowed under an option under TCO#1

Note 1: Montana code requires a continuous crawl space exhaust fan that provides 1cfm/50SF CS area w/air pathway to living space or conditional air supply that delivers 1cfm/50SF CS area w/ return air pathway to living space

Northwest ENERGY STAR Montana Prescriptive Path Options Summary

Dec. 4, 2007

C

Propane/Oil Furnace

	BOP #1 - TCO #1a	Location in Drawings, Specs, and/or Scopes
Minimum Conditioned Floor Area (1 Story)*	R19 Crawl Walls	
Minimum Conditioned Floor Area (2 Story)*	No Htg. Eqp in CS	
Maximum Conditioned Floor Area		
Insulation		
Ceiling - Must be Grade I	R-49 or 38Adv	
Above Grade Wall Insul - Grade II or Better	R-21 Adv or	
Above Grade Wall Insul - Grade II or Better	R-21 Std+2.5	
Floor over unconditioned space	Same as Crawlspace	
Rim Joist	Wall	
Crawlspace Walls - Perim Insulation	R-19	
Crawlspace Ventilation - Perim Insulation	Refer to Note 1	
Slab Floors		
No Radiant Heat		
Radiant Heat		
Basement Wall Grade II or Better		
Windows and Doors		
Windows	U-0.35	
Skylights	U-0.50	
Max. Skylight Area	1% of Cond Fir A	
Crawlspace Hse - Max. Glaz % Cond SF	21%	
Basement Hse - Max. Glaz % Cond SF	R-5	
Doors		
Ducts (Note: Unlined building cavities shall not be used as ducts to convey return or supply air.)		
Location		
Insulation		
Sealing	R-8	
Max. Leakage @ 50PA-75 CFM or.....	Mastic	
Ventilation & Air Sealing	<0.06 CFM/SF	
Ventilation System	Exhaust Vent**	
Envelope Tightness	7.0 ACH@50PA	
Heating and Cooling Equipment		
Location	Cond Space, Not in CS	
Gas Furnace	90 AFUE	
Heat Pump	8.5 HSPF/Seer 13	
Propane/Oil Furnace	SEER 13	
Air Conditioner		
Water Heating		
Location	Cond Space, Not in CS	
Natural Gas	0.61	
Electric	0.6	
	0.93	
	0.92	
Appliances and Lighting		
Appliances and Lighting	ES Built-ins	
Lighting (Fluorescent)	50% of Sockets	

* - Basement is included in conditioned floor area.

** - State code satisfies requirements.

*** - R30 Crawlspace wall insulation is not allowed under BOP#1 but is allowed under an option under TCO#1

Note 1: Montana code requires a continuous crawl space exhaust fan that provides 1cfm/50SF CS area w/air pathway to living space or conditional air supply that delivers 1cfm/50SF CS area w/ return air pathway to living space

Northwest ENERGY STAR Montana Prescriptive Path Options Summary

Dec. 4, 2007

D

Note: Always refer to NWESH Technical Specifications and TCO descriptions for complete requirements

	BOP #1 - TCO #1a	Location in Drawings, Specs, and/or Scopes
Minimum Conditioned Floor Area (1 Story)*	R19 Crawl Walls No Htg Eqp in CS	
Minimum Conditioned Floor Area (2 Story)*		
Maximum Conditioned Floor Area		
Insulation		
Ceiling - Must be Grade I		
Above Grade Wall Insul - Grade II or Better	R-49 or 38Adv	
Above Grade Wall Insul - Grade II or Better	R-21 Std	
Floor over unconditioned space	Same as Crawlspace Wall	
Rim Joist	R-19	
Crawlspace Walls - Perim Insulation	Refer to Note 1	
Crawlspace Ventilation - Perim Insulation		
Slab Floors		
Basement Wall Grade II or Better		
Windows and Doors		
Glazing	U-0.32	
Skylights	U-0.50	
Max. Skylight Area	1% of Cond Fir A	
Crawlspace Hse - Max. Glaz % Cond SF	21%	
Basement Hse - Max. Glaz % Cond SF	R-5	
Doors		
Ducts (Note: Unlined building cavities shall not be used as ducts to convey return or supply air.)		
Location		
Insulation		
Sealing	R-8 Mastic	
Max. Leakage @ 50PA-75 CFM or	<0.06 CFM/SF	
Ventilation & Air Sealing		
Ventilation System	Exhaust Vent**	
Envelope Tightness	7.0 ACH@50PA	
Heating and Cooling Equipment		
Location	hd Space, Not in CS	
Gas Furnace	92 AFUE	
Heat Pump	7.7 HSPF/Seer 13	
Propane/Oil Furnace		
Air Conditioner	SEER 13	
Water Heating		
Location	hd Space, Not in CS	
Natural Gas	0.61	
Electric	0.6	
<=60 gal	0.93	
>60 gal	0.92	
<=70 gal		
>70 gal		
Appliances and Lighting		
Appliances and Lighting	ES Built-ins	
Lighting (Fluorescent)	50% of Sockets	

* - Basement is included in conditioned floor area.

** - State code satisfies requirements.

*** - R30 Crawlspace wall insulation is not allowed under BOP#1 but is allowed under an option under TCC#1

Note 1: Montana code requires a continuous crawl space exhaust fan that provides 1cfm/50SF CS area w/air pathway to living space or conditional air supply that delivers 1cfm/50SF CS area w/ return air pathway to living space

Northwest ENERGY STAR Montana Prescriptive Path Options Summary

Dec. 4, 2007

E

Note: Always refer to NWESH Technical Specifications and TCO descriptions for complete requirements

	BOP #1 - TCO #1b	Location in Drawings, Specs, and/or Schedules
Minimum Conditioned Floor Area (1 Story)*	R21 Crawl Walls With Htg Eqp	
Minimum Conditioned Floor Area (2 Story)*		
Maximum Conditioned Floor Area		
Insulation		
Ceiling - Must be Grade I	R-49 or 38AAdv	
Above Grade Wall Insul - Grade II or Better	R-21 Std + R5	
Above Grade Wall Insul - Grade II or Better Floor over unconditioned space	Same as Crawlspace Wall	
Rim Joist	R-21	
Crawlspace Walls - Perim Insulation	Refer to Note 1	
Crawlspace Ventilation - Perim Insulation		
Slab Floors		
Basement Wall Grade II or Better		
Windows and Doors		
Glazing	U-0.32	
Windows	U-0.50	
Skylights	1% of Cond Fir A	
Max. Skylight Area	21%	
Crawlspace Hse - Max. Glaz % Cond SF	R-5	
Basement Hse - Max. Glaz % Cond SF		
Doors		
Ducts (Note: Unlined building cavities shall not be used as ducts to convey return or supply air.)		
Location		
Insulation		
Sealing		
Max. Leakage @ 50PA-75 CFM or		
Ventilation & Air Sealing		
Ventilation System	R-8	
Envelope Tightness	Mastic	
Heating and Cooling Equipment	<0.06 CFM/SF	
Location	Exhaust Vent**	
Gas Furnace	7.0 ACH@50PA	
Heat Pump		
Propane/Oil Furnace		
Air Conditioner		
Water Heating		
Location	In Crawlspace	
Natural Gas	92 AFUE	
<=60 gal	17 HSPF/Seer13	
>60 gal		
Electric	SEER 13	
<=70 gal		
>70 gal		
Appliances and Lighting		
Appliances and Lighting	Cond Space or CS	
Lighting (Fluorescent)	0.61	
	0.6	
	0.93	
	0.92	
	ES Built-ins	
	50% of Sockets	

** - State code satisfies requirements.
 *** - R30 Crawlspace wall insulation is not allowed under BOP#1 but is allowed under an option under TCO#1
 Note 1: Montana code requires a continuous crawl space exhaust fan that provides 1cfm/50SF CS area w/air pathway to living space or conditional air supply that delivers 1cfm/50SF CS area w/ return air pathway to living space

Northwest ENERGY STAR Montana Prescriptive Path Options Summary

Dec. 4, 2007

F

Note: Always refer to NWESH Technical Specifications and TCO descriptions for complete requirements		Full Basement Tax Credit BOP #1	Location in Drawings, Specs, and/or Schedules
Minimum Conditioned Floor Area (1 Story)*		2000 SF	
Minimum Conditioned Floor Area (2 Story)**		2400 SF	
Maximum Conditioned Floor Area		4000 SF	
Insulation			
Ceiling - Must be Grade I		R-50	
Above Grade Wall Insul. - Grade II or Better		R-21 Std	
Above Grade Wall Insul. - Grade II or Better		Not Applicable	
Floor over unconditioned space		Same as Basement	
Rim Joist		Wall	
Crawlspace Walls - Perim Insulation			
Crawlspace Ventilation - Perim Insulation			
Slab Floors	No Radiant Heat		
	Radiant Heat		
Basement Wall Grade II or Better		R-10-4 Perim	
Windows and Doors		R-10 Full Slab	
Glazing	Windows	R-19 Std g2	
	Skylights	U-0.32	
	Max. Skylight Area	U-0.50	
Crawlspace Hse - Max. Glaz % Cond SF		1% of Cond Fir A	
Basement Hse - Max. Glaz % Cond SF		8%	
Doors		R-5	
Ducts (Note: Unlined building cavities shall not be used as ducts to convey return or supply air.)			
Location	Conditioned Space		
Insulation			
Sealing	Mastic		
Max. Leakage @ 50PA-75 CFM or.....	<0.06 CFM/SF		
Ventilation & Air Sealing			
Ventilation System			
Envelope Tightness	balanced Exh Vent		
Heating and Cooling Equipment			
Location	2.5 ACH@50PA		
Gas Furnace	Conditioned Space		
Heat Pump	92 AFUE		
Propane/Oil Furnace	1.7 HSPF/Seer 13		
Air Conditioner			
Water Heating			
Location	SEER 13		
Natural Gas	Conditioned Space		
	0.61		
Electric	<=60 gal		
	>60 gal		
	<=70 gal		
	>70 gal		
Appliances and Lighting			
Appliances and Lighting			
Lighting (Fluorescent)			
	ES Built-ins		
	50% of Sockets		

* - Basement is included in conditioned floor area.

** - State code satisfies requirements.

*** - R30 Crawlspace wall insulation is not allowed under BOP#1 but is allowed under an option under TCO#1

Note 1: Montana code requires a continuous crawl space exhaust fan that provides 1cfm/50SF CS area w/air pathway to living space or conditional air supply that delivers 1cfm/50SF CS area w/ return air pathway to living space

LEED® for Homes Rating System



January 2008

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Please note that the builder (or primary project manager) is solely responsible for choosing LEED for Homes features that are appropriate for the home and for their proper installation. USGBC and its representatives are responsible only for verifying the completion of LEED for Homes requirements as set forth in the LEED for Homes Rating System; such verification in no way constitutes a warranty as to the appropriateness of the selected LEED for Homes measures or the quality of implementation.

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Overview of LEED for Homes

LEED for Homes is an initiative designed to promote the transformation of the mainstream homebuilding industry toward more sustainable practices. LEED for Homes is targeting the top 25% of new homes with best practice environmental features. LEED for Homes is a collaborative initiative that actively works with all sectors of the homebuilding industry.

By recognizing sustainable design and construction in homes nationwide, LEED for Homes helps home builders differentiate their homes as some of the best homes in their markets, using a recognized national brand. Furthermore, homebuyers can more readily identify third-party verified green homes.

While there are already a number of local or regional green homebuilding programs, LEED for Homes is attempting to provide national consistency in defining the features of a green home and to enable builders anywhere in the country to obtain a green rating on their homes. LEED for Homes represents a consensus standard for green homebuilding developed and refined by a diverse cadre of national experts and experienced green builders. The LEED for Homes Rating System is part of the comprehensive suite of LEED assessment tools offered by USGBC to promote sustainable design, construction, and operations practices in buildings nationwide.

The LEED for Homes Rating System measures the overall performance of a home in eight categories:

1. **Innovation & Design Process (ID)**. Special design methods, unique regional credits, measures not currently addressed in the Rating System, and exemplary performance levels.
2. **Location & Linkages (LL)**. The placement of homes in socially and environmentally responsible ways in relation to the larger community.
3. **Sustainable Sites (SS)**. The use of the entire property so as to minimize the project's impact on the site.
4. **Water Efficiency (WE)**. Water-efficient practices, both indoor and outdoor.
5. **Energy & Atmosphere (EA)**. Energy efficiency, particularly in the building envelope and heating and cooling design.
6. **Materials & Resources (MR)**. Efficient utilization of materials, selection of environmentally preferable materials, and minimization of waste during construction.
7. **Indoor Environmental Quality (EQ)**. Improvement of indoor air quality by reducing the creation of and exposure to pollutants.
8. **Awareness & Education (AE)**. The education of homeowner, tenant, and/or building manager about the operation and maintenance of the green features of a LEED home.

The LEED for Homes Rating System works by requiring a minimum level of performance through prerequisites, and rewarding improved performance in each of the above categories. The level of performance is indicated by four performance tiers – Certified, Silver, Gold and Platinum – according to the number of points earned (**Exhibit 1**).

Exhibit 1: LEED for Homes Certification Levels

LEED for Homes Certification Levels	Number of LEED for Homes points Required
Certified	45-59
Silver	60-74
Gold	75-89
Platinum	90-136
Total available points	136

The number of points for each certification level is adjusted for smaller-than-average and larger-than-average homes using a mechanism called the Home Size Adjustment.

The Rating System guarantees minimum levels of sustainable practice through 18 prerequisites in the eight credit categories. At the same time, projects enjoy flexibility with the wide variety of credits available to achieve certification. Credit Interpretation Requests (CIRs) are also available to projects that seek clarification or special consideration on specific credits.

How to Participate in LEED for Homes

The strength of the LEED for Homes program is its third-party verification through LEED for Homes Providers and Green Raters.

LEED for Homes Providers are local and regional organizations chosen by USGBC to provide certification services to LEED for Homes projects in their local or regional markets. A Provider is selected based on its demonstrated abilities to manage a team of Green Raters. A Provider is under contract to USGBC to perform the following specific services:

- recruitment and registration of projects for LEED for Homes;
- coordination and oversight of Green Raters;
- certification of LEED homes;
- quality assurance for the certifications; and
- coordination with USGBC and local USGBC chapters.

A Green Rater is an individual who works as a part of the LEED for Homes Provider team (and may be in-house staff or a subcontractor) to perform field inspections and performance testing. Green Raters may work closely with the individual project teams to assist the design and construction professionals in meeting their sustainability goals.

Green designers and consultants are also critical members of a project team. One of the primary lessons learned in the pilot is that the success of a green homebuilding project is tied to how effectively the green measures are integrated into the home's design and how well the subcontractors understand how to properly install these green measures.

Although the Providers offer verification and certification services for LEED for Homes projects, many builders may need additional support to effectively integrate additional green measures into their home designs, and to ensure that these designs are appropriately constructed by each subcontractor. In recognition of the vital role of these other stakeholders, USGBC is developing an advanced training course for green home designers and consultants. USGBC expects to offer this course beginning in 2008.

The LEED for Homes Pilot has been open for participation in locations served by our 12 pilot LEED for Homes Providers. In the short-term, not every project will have local access to a Provider. However, in the coming year, USGBC plans to establish at least one Provider in each state. USGBC intends to establish Green Raters in all markets as quickly as possible. Home builders outside the current service areas may contact the nearest LEED for Homes Provider to discuss participation. An updated list of Providers is maintained on the USGBC web site at www.usgbc.org/leed/homes.

Five Steps to Participate

There are five basic steps for participating in LEED for Homes:

1. Contact a LEED for Homes Provider and join the program.
2. Identify a project team.
3. Build the home to the stated goals.
4. Certify the project as a LEED home.
5. Market and sell the LEED home.

Step 1: Contact a LEED for Homes Provider and join the program

Every participating builder or project manager starts by selecting a LEED for Homes Provider and registering for participation in LEED for Homes. A Provider can offer orientation and up-front technical assistance to builders, although some builders – particularly those with experience in green homebuilding – may not need these services.

Once the builder (or project manager) and the Provider have agreed to work in partnership on the project, both the builder and each project is registered with USGBC.

Step 2: Identify a project team

After registering, the project team that will plan, design and build the home should be identified. The team should include professionals with both knowledge and experience in the eight LEED for Homes credit categories. These professionals work together to develop the project goals, identify potential challenges, and determine how best to contribute to the success of the project.

The project team starts by articulating the sustainability goals of the project and determining the specific strategies and systems integration required to meet them.

The LEED for Homes Provider or Green Rater will assist the project team with a preliminary rating of the home. This preliminary rating, a detailed review of the home's current design, determines its current scores in the LEED for Homes Rating System. As part of this design review, the following steps should be completed:

- performance testing of a typical example of builder's home design;
- completion of preliminary project checklist (including suggested additional measures that may be needed to achieve a LEED rating); and
- a preliminary estimate of the LEED for Homes score and certification level.

Depending on the preliminary score, the project team may identify additional green measures to be pursued.

To appropriately introduce green measures into the home design, an integrated design approach should be followed. Each change may introduce both expected and unexpected challenges. With an integrated design process, all project team members are given an opportunity to evaluate potential challenges and offer solutions. Design charrettes are often used on large projects to bring together stakeholders with strong interests in the potential impacts of a given project. Also, it may be beneficial to bring in consultants who specialize in aspects of green homebuilding that are critical to the specific project.

Step 3: Build the home

LEED for Homes is intended to provide project teams with guidance on both green design and green construction practices. Green homebuilding often requires that the trades learn new ways of doing things. Subcontractors who are new to green construction practices may need to be trained in the different installation practices for certain measures. The builder is encouraged to work with consultants who specialize in training trades.

The Green Rater is expected to conduct on-site performance tests and visual inspections of various measures in the home. These tests and inspections are essential to maintaining the rigor and integrity of the program. Typi-

cally, two on-site inspections are required for each project; one is conducted during construction of the home, usually just prior to drywall installation, and one is conducted upon completion of the home.

The Provider and Green Rater work with the construction team and trades to schedule and complete the inspections. During the construction process, the builder can contact the Green Rater if questions, problems, or changes arise. The Green Rater may need to rescore the project if major changes are made during construction.

Step 4: Certify the home

The certification process for the completed new home involves two components. First is the field inspection and performance testing. The Green Rater conducts a final inspection of the green measures on the project’s LEED for Homes checklist and conducts the required performance tests (Exhibit 2). After conducting these inspections and performance tests, the Green Rater completes the project documentation package, which includes the following:

- completed and signed LEED for Homes checklist;
- completed and signed Accountability Forms;
- completed and signed Durability Risk Evaluation Form and durability inspection checklist.

The Green Rater submits this package to the LEED for Homes Provider for review and approval.

Exhibit 2: Performance Tests

Category	Performance Tests	Responsible Party	Type of Measure	
			Prerequisite	Credit
EA	Envelope Leakage	Rater	X	
	Duct Leakage	Rater	X	
	HVAC Refrigerant Charge	HVAC	X	
EQ	Outdoor Air Flow	Rater		X
	Local Exhaust	Rater		X
	Supply Air Flow	Rater		X

The second component is certification by the LEED for Homes Provider. The Provider reviews the project documentation package submitted by the Green Rater. If it is satisfactory and the home is certified, the Provider notifies the project team and USGBC. USGBC then sends out the official notification and LEED for Homes certificate.

Step 5: Market and sell the LEED home

Builders registered with LEED for Homes may market their LEED certified homes with USGBC-approved press releases, signage, and collateral pieces that highlight the LEED brand. Please contact USGBC for more information.

Some projects may be driven by the homebuyer, in which case this step is not relevant.

Overview of the Rating System

Basic Structure of the Rating System

The LEED for Homes Rating System has 35 topic areas, each with a unique intent or goal. Under the requirements section of each topic area, specific measures are identified that may be included in the home. Typically, these measures are structured as follows:

- 1.1 Good Practice: usually a prerequisite (i.e., mandatory measure)
- 1.2 Better Practice: usually worth 1 point
- 1.3 Best Practice: usually worth 2 points

Prerequisites: Mandatory Measures

Prerequisites are mandatory measures and must be completed during the design of construction phase. There are 18 prerequisite measures in LEED for Homes:

Innovation & Design Process (ID)

- 1.1 Preliminary Rating
- 2.1 Durability Planning
- 2.2 Durability Management

Sustainable Sites (SS)

- 1.1 Erosion Controls (During Construction)
- 2.1 No Invasive Plants

Energy & Atmosphere (EA)

- 1.1 Performance of ENERGY STAR for Homes
- 11.1 Refrigerant Charge Test

Materials & Resources (MR)

- 1.1 Framing Order Waste Factor Limit
- 2.1 FSC-Certified Tropical Woods
- 3.1 Construction Waste Management Planning

Indoor Environmental Quality (EQ)

- 2.1 Basic Combustion Venting Measures
- 4.1 Basic Outdoor Air Ventilation
- 5.1 Basic Local Exhaust
- 6.1 Room by Room Load Calculations
- 7.1 Good Filters
- 9.1 Radon-Resistant Construction in High Radon Risk Areas
- 10.1 No HVAC in Garage

Awareness & Education (AE)

- 1.1 Basic Operations Training

Credits: Optional Measures

The 67 credits in the Rating System are optional measures. However, a minimum number of points must be earned in some of the credit categories. The credit categories with minimum point requirements are listed in Exhibit 3 and highlighted in gray bars in the LEED for Homes checklist.

Exhibit 3: Prerequisites and Minimum Point Requirements

Credit category	Prerequisites (mandatory) measures	Minimum point requirements	Maximum points available
Innovation & Design Process (ID)	3	0	11
Location & Linkages (LL)	0	0	10
Sustainable Sites (SS)	2	5	22
Water Efficiency (WE)	0	3	15
Energy & Atmosphere (EA)	2	0	38
Materials & Resources (MR)	3	2	16
Indoor Environmental Quality (EQ)	7	6	21
Awareness & Education (AE)	1	0	3
Total	18	16	136

Special Features of the Rating System

The LEED for Homes Rating System is a set of industry best practices that will help to guide a builder in constructing better homes. The actual performance of the finished home relates directly to the process that the builder and project team use to design and construct the LEED home. The Rating System identifies specific measures that may be incorporated into the design of a home.

In fact, a high-performance home has the following attributes:

- design strategies that result in improved resource efficiency;
- selection of environmentally responsible and high-performance materials, equipment, and systems; and
- construction practices that ensure that each of the measures above is installed properly.

A builder should pay close attention to all three attributes to ensure a high-quality outcome. One of the early lessons learned in the Pilot is that it is critical to incorporate LEED measures into the home's design at the earliest phase of design. Failure to do so may result in many unexpected challenges, including delays and mistakes.

With the basic intent to promote good design, the LEED for Homes Rating System includes the following design-related features.

Innovation & Design Process category at the front of the Rating System. The Innovation and Design Process category was brought to the front of the LEED for Homes Rating System to highlight the importance of design in a LEED home. Two measures, Integrated Design Process and Durability Planning, are vital parts of the design process.

Integrated Design Process credit. The Integrated Design Process (ID 1) topic area requires the builder to participate in a builder orientation and encourages the builder to include the entire design and construction team in regular project meetings. Establishing measurable goals up front and effectively integrating green measures into a home's design will help ensure that the project goals are met.

Durability Planning prerequisite. The Durability Planning (ID 2.1) prerequisite requires that the project team address durability explicitly in the home design by assessing durability risk factors and identifying and incorporating specific measures into the home's design to address each factor.

Other Design-Related Credits. As explained above, many measures in the Rating System have a substantial design component. These measures are very difficult for the Green Rater to visually verify in the field. Credits

that have a significant design component are designated with the “ \neq ” symbol in the checklist. The professional who is responsible for each such measure must sign an Accountability Form (see below) to confirm that it has been completed according to the requirements of the Rating System.

Credit Interpretations and Innovative Design Requests

The measures in the LEED for Homes Rating System are worth a total of 136 possible points. Aside from the requirements stated for each credit, there are two alternative methods of acquiring points:

Credit Interpretation Requests (CIRs). If a project team identifies an alternative way of achieving the intent of an existing LEED credit, the team can request permission to meet the intent of the credit using an approach that is different from the stated requirements.

Innovative Design Requests (IDRs). An innovative design credit is a way of earning extra LEED points outside the established credit categories. These credits are counted in ID 3.1-3.4. There are three ways to earn ID points:

- Implement technologies or strategies that are not included in the Rating System but offer substantial environmental benefits.
- Implement a regionally appropriate green technology or strategy that is not already addressed in the Rating System, for use within a defined region.
- Demonstrate “exemplary performance” by substantially exceeding the requirements in a LEED for Homes credit. Exemplary performance guidelines for various credits are included in the LEED for Homes Reference Guide.

For both kinds of requests (CIRs and IDRs), the project team must submit a formal request to USGBC through the Provider. No points are awarded until USGBC has reviewed and approved the request. Both requests are handled according to the following process:

1. Formal request. The Provider submits a project team’s request to USGBC. The request or proposal should be structured like a LEED credit; that is, it should include a title, intent, rationale, requirements, and documentation or verification requirements.
2. Preliminary response. After reviewing the Credit Interpretation or Innovative Design Request, USGBC responds to the Provider by indicating that the proposed approach is (a) appropriate and eligible to earn points, (b) ineligible to earn points, or (c) appropriate and likely to earn the desired points with some indicated modifications, such as additional documentation or a higher performance threshold. In case (c), the USGBC ruling is preliminary, subject to the receipt of the indicated modifications from the Provider.
3. Final rating. At the time of the final rating, the Provider can include the credit interpretation or innovative design credit in the final scoring for that LEED home.

Both CIRs and IDRs should be submitted during the preliminary rating, and may be submitted only by the Provider on behalf of the project team.

Accountability Forms

Many of the measures in the LEED for Homes Rating System have a substantial design component. These measures are very difficult for the Green Rater to visually verify in the field. If the Green Rater is to fully understand how these measures were installed, it would require a great deal of the Rater’s time to retrace the design steps.

An Accountability Form is intended to shift the responsibility for the verification from the Green Rater to the design professional responsible for a specific LEED for Homes measure. The form is to be signed by the responsible party (e.g., the builder, engineer, architect, landscape professional) who actually completed the design. With this form, he or she formally attests to the completion of the measure and compliance with the requirements.

Credits that require an Accountability Form signature are noted on the LEED for Homes checklist by the “ \neq ” symbol.



LEED for Homes Checklist

Builder Name:
Project Team Leader (if different):
Home Address (Street/City/State):

Project Description:

Building Type:
of Bedrooms: 0

Project type:
Floor Area: 0.0

Adjusted Certification Thresholds

Certified: 45.0 Gold: 75.0
Silver: 60.0 Platinum: 90.0

Project Point Total: 0	ID: 0	SS: 0	EA: 0	EQ: 0
Certification Level: Not Certified	LL: 0	WE: 0	MR: 0	AE: 0

Notes:

1. Detailed information on measures below are provided in the LEED for Homes Rating System
2. Indicates measures that must be documented using the Accountability Form

Max Points Available	Project Points
----------------------	----------------

Innovation and Design Process (ID) (No Minimum Points Required)				Y / Pts	No	Maybe
1. Integrated Project Planning	1.1	Preliminary Rating	Prerequisite			
	1.2	Integrated Project Team	1			
	1.3	Professional Credentialed with Respect to LEED for Homes	1			
	1.4	Design Charrette	1			
	1.5	Building Orientation for Solar Design	1			
2. Durability Management Process	2.1	Durability Planning	Prerequisite			
	2.2	Durability Management	Prerequisite			
	2.3	Third-Party Durability Management Verification	3			
3. Innovative or Regional Design	3.1	Innovation #1	1			
	3.2	Innovation #2	1			
	3.3	Innovation #3	1			
	3.4	Innovation #4	1			
<i>Sub-Total for ID Category:</i>				11	0	
Location and Linkages (LL) (No Minimum Points Required)				OR Y / Pts No Maybe		
1. LEED ND	1	LEED for Neighborhood Development	LL2-6	10		
2. Site Selection	2	Site Selection		2		
3. Preferred Locations	3.1	Edge Development		1		
	3.2	Infill	LL 3.1	2		
	3.3	Previously Developed		1		
4. Infrastructure	4	Existing Infrastructure		1		
5. Community Resources	5.1	Basic Community Resources		1		
	5.2	Extensive Community Resources	LL 5.1, 5.3	2		
	5.3	Outstanding Community Resources	LL 5.1, 5.2	3		
6. Access to Open Space	6	Access to Open Space		1		
<i>Sub-Total for LL Category:</i>				10	0	
Sustainable Sites (SS) (Minimum of 5 SS Points Required)				OR Y / Pts No Maybe		
1. Site Stewardship	1.1	Erosion	Prerequisite			
	1.2	Minimize Disturbed Area of Site	1			
2. Landscaping	2.1	No Invasive Plants	Prerequisite			
	2.2	Basic Landscape Design	SS 2.5	2		
	2.3	Limit Conventional Turf	SS 2.5	3		
	2.4	Drought Tolerant Plants	SS 2.5	2		
	2.5	Reduce Overall Irrigation Demand by at Least 20%		6		
3. Local Heat Island Effects	3	Reduce Local Heat Island Effects		1		
4. Surface Water Management	4.1	Permeable Lot		4		
	4.2	Permanent Erosion Controls		1		
	4.3	Management of Run-off from Roof		2		
5. Nontoxic Pest Control	5	Pest Control Alternatives		2		
6. Compact Development	6.1	Moderate Density		2		
	6.2	High Density	SS 6.1, 6.3	3		
	6.3	Very High Density	SS 6.1, 6.2	4		
<i>Sub-Total for SS Category:</i>				22	0	



**LEED for Homes
Project Checklist (continued)**

			Max Points Available		Project Points		
			OR		Y / Pts	No	Maybe
Water Efficiency (WE) (Minimum of 3 WE Points Required)			OR				
1. Water Reuse	1.1	Rainwater Harvesting System	WE 1.3	4			
	1.2	Graywater Reuse System	WE 1.3	1			
	1.3	Use of Municipal Recycled Water System		3			
2. Irrigation System	2.1	High Efficiency Irrigation System	WE 2.3	3			
	2.2	Third Party Inspection	WE 2.3	1			
	2.3	Reduce Overall Irrigation Demand by at Least 45%		4			
3. Indoor Water Use	3.1	High-Efficiency Fixtures and Fittings		3			
	3.2	Very High Efficiency Fixtures and Fittings		6			
<i>Sub-Total for WE Category:</i>				15		0	
Energy and Atmosphere (EA) (Minimum of 0 EA Points Required)			OR				
1. Optimize Energy Performance	1.1	Performance of ENERGY STAR for Homes	Prerequisite				
	1.2	Exceptional Energy Performance	34				
7. Water Heating	7.1	Efficient Hot Water Distribution		2			
	7.2	Pipe Insulation		1			
11. Residential Refrigerant Management	11.1	Refrigerant Charge Test	Prerequisite				
	11.2	Appropriate HVAC Refrigerants	1				
<i>Sub-Total for EA Category:</i>				38		0	
Materials and Resources (MR) (Minimum of 2 MR Points Required)			OR				
1. Material-Efficient Framing	1.1	Framing Order Waste Factor Limit	Prerequisite				
	1.2	Detailed Framing Documents	MR 1.5	1			
	1.3	Detailed Cut List and Lumber Order	MR 1.5	1			
	1.4	Framing Efficiencies	MR 1.5	3			
	1.5	Off-site Fabrication		4			
2. Environmentally Preferable Products	2.1	FSC Certified Tropical Wood	Prerequisite				
	2.2	Environmentally Preferable Products	8				
3. Waste Management	3.1	Construction Waste Management Planning	Prerequisite				
	3.2	Construction Waste Reduction	3				
<i>Sub-Total for MR Category:</i>				16		0	
Indoor Environmental Quality (EQ) (Minimum of 6 EQ Points Required)			OR				
1. ENERGY STAR with IAP	1	ENERGY STAR with Indoor Air Package		13			
2. Combustion Venting	2.1	Basic Combustion Venting Measures	EQ 1	Prerequisite			
	2.2	Enhanced Combustion Venting Measures	EQ 1	2			
3. Moisture Control	3	Moisture Load Control	EQ 1	1			
4. Outdoor Air Ventilation	4.1	Basic Outdoor Air Ventilation	EQ 1	Prerequisite			
	4.2	Enhanced Outdoor Air Ventilation		2			
	4.3	Third-Party Performance Testing	EQ 1	1			
5. Local Exhaust	5.1	Basic Local Exhaust	EQ 1	Prerequisite			
	5.2	Enhanced Local Exhaust		1			
	5.3	Third-Party Performance Testing		1			
6. Distribution of Space Heating and Cooling	6.1	Room-by-Room Load Calculations	EQ 1	Prerequisite			
	6.2	Return Air Flow / Room by Room Controls	EQ 1	1			
	6.3	Third-Party Performance Test / Multiple Zones	EQ 1	2			
7. Air Filtering	7.1	Good Filters	EQ 1	Prerequisite			
	7.2	Better Filters		1			
	7.3	Best Filters	EQ 7.2	2			
8. Contaminant Control	8.1	Indoor Contaminant Control during Construction	EQ 1	1			
	8.2	Indoor Contaminant Control		2			
	8.3	Preoccupancy Flush	EQ 1	1			
9. Radon Protection	9.1	Radon-Resistant Construction in High-Risk Areas	EQ 1	Prerequisite			
	9.2	Radon-Resistant Construction in Moderate-Risk Areas	EQ 1	1			
10. Garage Pollutant Protection	10.1	No HVAC in Garage	EQ 1	Prerequisite			
	10.2	Minimize Pollutants from Garage	EQ 1	2			
	10.3	Exhaust Fan in Garage	EQ 1	1			
	10.4	Detached Garage or No Garage	EQ 1, 10.2, 10.3	3			
<i>Sub-Total for EQ Category:</i>				21		0	
Awareness and Education (AE) (Minimum of 0 AE Points Required)							
1. Education of the Homeowner or Tenant	1.1	Basic Operations Training	Prerequisite				
	1.2	Enhanced Training	1				
	1.3	Public Awareness	1				
2. Education of Building Manager	2	Education of Building Manager		1			
<i>Sub-Total for AE Category:</i>				3		0	
LEED for Homes Point Totals:				136		0	
(Certification level)						Not Certified	



Project Checklist, Addendum A

Prescriptive Approach for Energy and Atmosphere (EA) Credits

Points cannot be earned in both the Prescriptive (below) and the Performance Approach (pg 2) of the EA section

Energy and Atmosphere (EA) (No Minimum Points Required)			OR	Max Points Available	Project Points		
				Y / Pts	No	Maybe	
2. Insulation	2.1	Basic Insulation	EA 3.2	Prerequisite 2			
	2.2	Enhanced Insulation					
3. Air Infiltration	3.1	Reduced Envelope Leakage	EA 3.2	Prerequisite 2			
	3.2	Greatly Reduced Envelope Leakage		3			
	3.3	Minimal Envelope Leakage					
4. Windows	4.1	Good Windows	EA 4.2	Prerequisite 2			
	4.2	Enhanced Windows		3			
	4.3	Exceptional Windows					
5. Heating and Cooling Distribution System	5.1	Reduced Distribution Losses	EA 5.2	Prerequisite 2			
	5.2	Greatly Reduced Distribution Losses		3			
	5.3	Minimal Distribution Losses					
6. Space Heating and Cooling Equipment	6.1	Good HVAC Design and Installation	EA 6.2	Prerequisite 2			
	6.2	High-Efficiency HVAC		4			
	6.3	Very High Efficiency HVAC					
7. Water Heating	7.1	Efficient Hot Water Distribution	EA 6.2	2			
	7.2	Pipe Insulation		1			
	7.3	Efficient Domestic Hot Water Equipment		3			
8. Lighting	8.1	ENERGY STAR Lights	EA 8.2	Prerequisite 2			
	8.2	Improved Lighting		3			
	8.3	Advanced Lighting Package					
9. Appliances	9.1	High-Efficiency Appliances	EA 8.2	2			
	9.2	Water-Efficient Clothes Washer		1			
10. Renewable Energy	10	Renewable Energy System	EA 8.2	10			
11. Residential Refrigerant Management	11.1	Refrigerant Charge Test	EA 8.2	Prerequisite 1			
	11.2	Appropriate HVAC Refrigerants					
<i>Sub-Total for EA Category:</i>				38	0		

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents.

Project Team Leader Company
 Signature Date

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed, and will provide the project documentation file, if requested.

Rater's Name Company
 Signature Date

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed, and will provide the project documentation file, if requested.

Provider's Name Company
 Signature Date

Credits in the LEED for Homes Rating System

Innovation & Design (ID) Process	18
Location & Linkages (LL)	24
Sustainable Sites (SS)	32
Water Efficiency (WE)	45
Energy & Atmosphere (EA)	54
Materials & Resources (MR)	76
Indoor Environmental Quality (EQ)	85
Awareness & Education (AE)	100

Home Size Adjustment

The Home Size Adjustment compensates for the overarching effect of home size on resource consumption by adjusting the award level point thresholds (for certified, silver, gold, and platinum) based on home size. The adjustments are based on material and energy impacts as described below under Rationale. The LEED for Homes Checklist automatically makes this adjustment when the home size and number of bedrooms are entered.

The effect of the adjustment on award thresholds can also be determined by consulting Exhibits 4-6, as described below under “Instructions” below. For multifamily buildings, see “Home Size Adjustment for Multifamily Buildings” that follows.

Instructions

1. Calculate the area of the home in square feet. Follow the calculation method laid out in ANSI Standard Z765, but include all directly conditioned square footage, whether finished or not, that meets building code requirements for living space (e.g., head room, egress, etc.).
2. Determine the number of bedrooms in the home. A “bedroom”, for purposes of this adjustment, is any room or space that could be used or is intended to be used for sleeping purposes and meets local fire and building code requirements. **It is advantageous to count as bedrooms all rooms that meet this definition.** When in doubt, consider whether the room in question might be used as a bedroom if another member were added to the household (e.g. new baby, nanny, grandparent, exchange student); if the answer is yes, count the room as a bedroom.
3. If there are 5 or fewer bedrooms, find the size of the home in the appropriate column in Exhibit 4. Read across the row to find the number of points to add or subtract. If the home is larger than the size shown in the bottom row of the applicable column, refer to Exhibit 5 to estimate the threshold adjustment, or to Exhibit 6 to calculate the adjustment.
4. **If there are 6 or more bedrooms, use Exhibit 5 and/or Exhibit 6 to calculate the adjustment.**
5. Add the adjustment to the number of points needed to earn the desired award level (Certified, Silver, Gold, or Platinum). A negative adjustment (for homes that are smaller than average) will lower the threshold for each award level (making it easier to reach); positive adjustments will raise the thresholds.

Definition: A *bedroom*, for purposes of this adjuster, is any room or space that could be used or is intended to be used for sleeping purposes and meets local fire and building code requirements.

Exhibit 4: Threshold Adjustment (point range: -10 to +10)

Maximum home size (ft ²) by number of bedrooms					Adjustment to award thresholds*
≤ 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	
610	950	1290	1770	1940	-10
640	990	1340	1840	2010	-9
660	1030	1400	1910	2090	-8
680	1070	1450	1990	2180	-7
710	1110	1500	2060	2260	-6
740	1160	1570	2140	2350	-5
770	1200	1630	2230	2440	-4
800	1250	1690	2320	2540	-3
830	1300	1760	2400	2640	-2
860	1350	1830	2500	2740	-1
900	1400	1900	2600	2850	0 ("neutral")
940	1450	1970	2700	2960	+1
970	1510	2050	2810	3080	+2
1010	1570	2130	2920	3200	+3
1050	1630	2220	3030	3320	+4
1090	1700	2300	3150	3460	+5
1130	1760	2390	3280	3590	+6
1180	1830	2490	3400	3730	+7
1220	1910	2590	3540	3880	+8
1270	1980	2690	3680	4030	+9
1320	2060	2790	3820	4190	+10
For larger homes, or homes with more bedrooms, see below.					

Note: As an example, an Adjustment of -5 means that the threshold for a "Certified" LEED home is 40 points (rather than the 45 points for an averaged sized home). Similarly, Silver would require a minimum of 55 points rather than 60 points; Gold would require a minimum of 70; and Platinum would require a minimum of 85 points.

Exhibit 5: Threshold Adjustment Equation

$$\text{Threshold adjustment} = 18 * \log (\text{actual home size} / \text{neutral home size}) / \log (2)$$

Neutral home size, as used in Exhibit 4, is determined according to the following table:

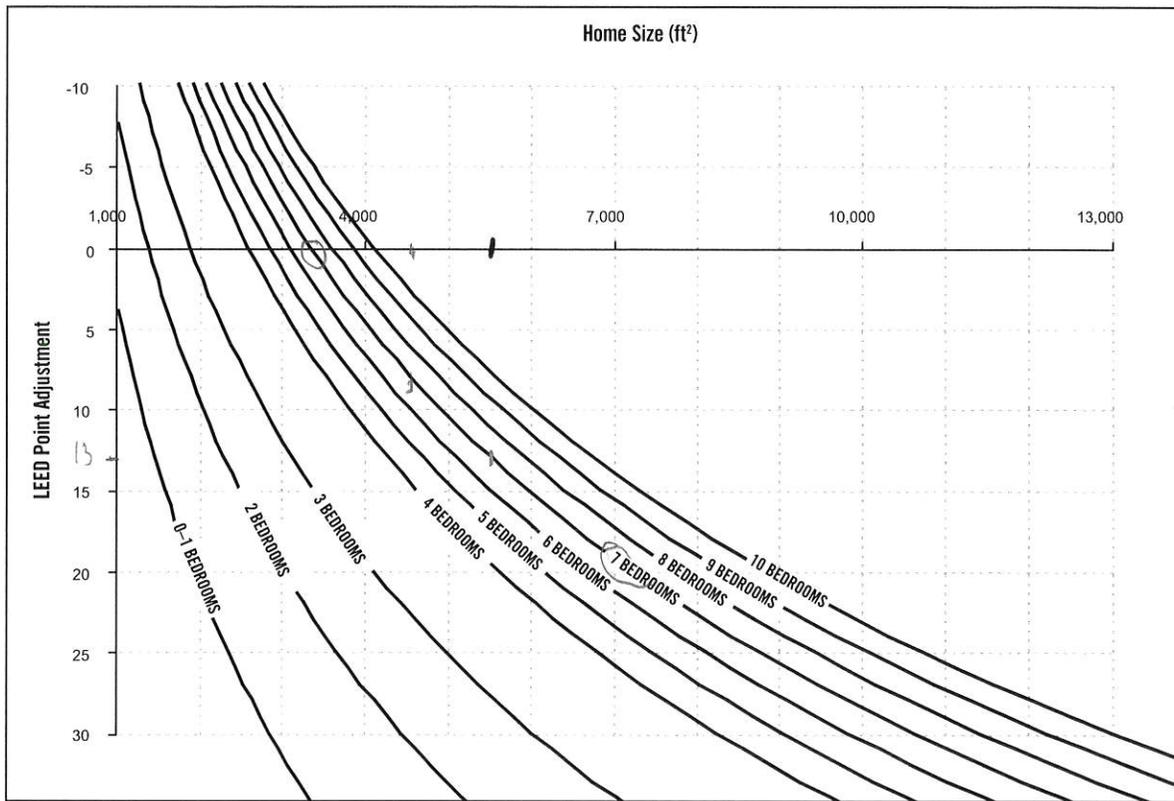
Bedrooms	≤1	2	3	4	5	6 or more
Neutral home size (ft ²)	900	1,400	1,900	2,600	2,850	250 ft ² more for each additional bedroom

Note: For homes with more than 5 bedrooms, "neutral home size" is defined as follows:
 $2850 + [250 * (\text{number of bedrooms} - 5)]$

Handwritten calculation:
 +500
 33,58

Handwritten note: 4500 s.l

Exhibit 6: Threshold Adjustment Curves (point range: -10 and above)



Rationale

All things being otherwise equal, a large home consumes more materials and energy than a small home over its lifecycle (including pre-construction, construction, use, and demolition or deconstruction). The adjustment compensates for these impacts by making it easier or harder to reach each LEED for Homes certification. There is no impact on award thresholds for average-sized homes, whereas thresholds for smaller-than-average homes are lowered and thresholds for larger-than-average homes are raised.

Data published by the U.S. Census Bureau in the American Housing Survey for 2005 shows a strong correlation between number of bedrooms and number of occupants. Although a home may serve many different households over its lifespan, in general, a home with more bedrooms will serve more people. The adjustment therefore categorizes homes by the number of bedrooms.

The relationship between home size and LEED points is based on estimated energy and materials impacts within the context of the LEED for Homes Rating System. Available published data and informal studies of energy and materials usage in homes reveal two key relationships:

- ❑ A 100% increase in home size yields an increase in annual energy usage of 15% to 50%, depending on the design, location, and occupants of the home.
- ❑ A 100% increase in home size yields an increase in materials usage of 40% to 90%, depending on the design and location of the home.

These data were simplified and generalized to the assumption that as home size doubles, energy consumption increases by roughly one-quarter and material consumption increases by roughly one-half; combined, these amount to an increase in impact of roughly one-third with each doubling in home size. Thus the point adjustment equates to one-third of the points available in the Materials & Resources and Energy & Atmosphere categories combined for each doubling in home size.

Home Size Adjustment for Multifamily Buildings

For each unit type (0, 1, 2, 3 bedroom, etc.), respectively:

Weighted Average Home Size Adjustment for Building

= $[\sum \text{by unit type (adjustment for unit * number of units of that type in project)}] \div \text{total number of units in project}$
where home size adjustment for unit is equal to the point adjustment from Exhibit 4 or Exhibit 6 above, based on the average floor area for all units of that type.

Example

1-Bedroom Units

Number of Units:	10
Total Floor Area for 1BR Units:	8,300 SF
Average Area / Unit:	830 SF
Home Size Adjustment (1 bedroom):	-2 points

2-Bedroom Units

Number of Units:	5
Total Floor Area for 2BR Units:	7,250 SF
Average Area / Unit:	1,450 SF
Home Size Adjustment (2 bedrooms):	+1 points

Overall Home Size Adjustment

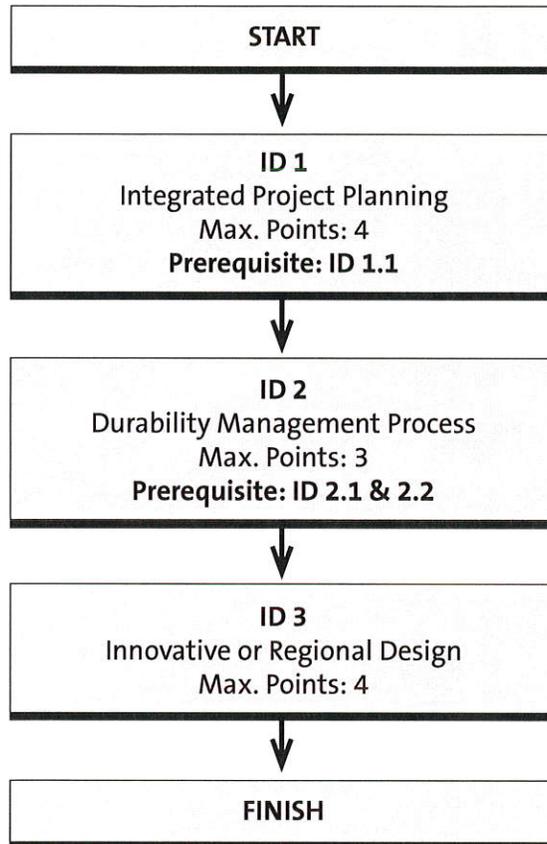
Weighted Average Home Size Adjustment

$$\begin{aligned} &= [(1\text{-BR score} * 1\text{-BR units}) + (2\text{-BR score} * 2\text{-BR units})] \\ &\quad \div \text{total units} \\ &= [(-2 * 10) + (+1 * 5)] / 15 \\ &= -1 \end{aligned}$$

Thus, the LEED for Homes award thresholds for this multifamily building are Certified, 44 points; Silver, 59 points; Gold, 74 points; and Platinum, 89 points.

Innovation & Design Process (ID)

Pathway through the ID Category



ID 1: Integrated Project Planning

Maximum points: 4

Intent

Maximize opportunities for integrated, cost-effective adoption of green design and construction strategies.

Requirements

Prerequisite

1.1 **Preliminary Rating.** As early as practical, conduct a preliminary LEED for Homes meeting, with the participation of the Provider and key members of the project team. As part of the meeting, create an action plan that identifies the following:

- The targeted LEED award level (Certified, Silver, Gold, or Platinum).
- The LEED for Homes credits that have been selected to meet the targeted award level.
- The party accountable for meeting the LEED for Homes requirements for each selected credit.

Credits

1.2 **Integrated Project Team** (1 point). Assemble and involve a project team to meet the three criteria below:

- a) Include team members, in addition to the builder and Green Rater, whose capabilities include at least three of the following skill sets:
 - architecture or residential building design;
 - mechanical or energy engineering;
 - building science or performance testing;
 - green building or sustainable design; and
 - civil engineering, landscape architecture, habitat restoration, or land-use planning.
- b) Actively involve all team members referenced above in at least three of the following phases of the home design and construction process:
 - conceptual or schematic design;
 - LEED planning;
 - preliminary design;
 - energy and envelope systems analysis or design;
 - design development;
 - final design, working drawings or specifications; and
 - construction.
- c) Conduct meetings with the project team at least monthly to review project status, introduce new team members to project goals, discuss problems encountered, formulate solutions, review responsibilities and identify next steps.

-
- 1.3 **Professional Credentialed with Respect to LEED for Homes** (1 point). At least one principal member of the project team shall be a professional who is credentialed with respect to LEED for Homes as determined by the U.S. Green Building Council.
- 1.4 **Design Charrette** (1 point). No later than the design development phase and preferably during schematic design, conduct at least one full-day integrated design workshop with the project team defined in ID 1.2. Use the workshop to integrate green strategies across all aspects of the building design, drawing on the expertise of all participants.
- 1.5 **Building Orientation for Solar Design** (1 point). Design the home such that all of the following requirements are met:
- The glazing area on the north- and south-facing walls of the building is at least 50% greater than the sum of the glazing area on the east- and west- facing walls.
 - The east-west axis of the building is within 15 degrees of due east-west.
 - The roof has a minimum of 450 square feet of south-facing area that is oriented appropriately for solar applications.
 - At least 90% of the glazing on the south-facing wall is completely shaded (using shading, overhangs, etc.) at noon on June 21 and unshaded at noon on December 21.

Synergies and Trade-Offs

This credit is intended to promote an integrated, system-oriented approach to green project design and development. The selected green home-building strategies and technologies in the Rating System should each be fully integrated into a home's design.

ID 2: Durability Management Process

Maximum points: 3

Intent

Promote durability and high performance of the building enclosure and its components and systems through appropriate design, materials selection, and construction practices.

Requirements

Note: USGBC and its representatives are responsible only for verifying the completion of LEED for Homes requirements; such verification in no way constitutes a warranty as to the appropriateness of the selected durability measures or the quality of implementation (see Disclaimer, page 2).

Prerequisites

- 2.1 **Durability Planning.** Prior to construction, the project team shall do the following:
- Complete the Durability Risk Evaluation Form to identify all moderate- and high-risk durability issues for the building enclosure.
 - Develop specific measures to respond to those issues.
 - Identify and incorporate all the applicable indoor moisture control measures listed in Table 1.
 - Incorporate the measures from 2.1(b) and (c), above, into project documents (drawings, specifications, and/or scopes of work, as appropriate).
 - List all the durability measures and indicate their locations in the project documents in a durability inspection checklist. Include the checklist in project documents for use in verification.
- 2.2 **Durability Management.** During construction, the builder shall have a quality management process in place to ensure installation of the durability measures. This prerequisite can be satisfied by having the builder inspect and check off each measure in the durability inspection checklist created for 2.1(e), above.

Credits

- 2.3 **Third-Party Durability Management Verification** (3 points). Have the Green Rater inspect and verify each measure listed in the durability inspection checklist created for 2.1(e), above.

Synergies and Trade-Offs

Many of the credits in the LEED for Homes Rating System can serve as durability strategies and may be used in the creation of a durability inspection checklist. If this is done, the home can still receive LEED points for those credits.

Table 1. Indoor Moisture Control Measures

Location or equipment	Required moisture control measure
Tub, showers, and spa areas	Use nonpaper-faced backer board on walls.
Kitchen, bathroom, laundry rooms, and spa areas	Use water-resistant flooring; do not install carpet.
Entryway (within 3 feet of exterior door)	Use water-resistant flooring; do not install carpet.
Tank water heater in or over living space	Install drain and drain pan.
Clothes washer in or over living space	Install drain and drain pan, or install accessible single-throw supply valve.
Conventional clothes dryer	Exhaust directly to outdoors.
Condensing clothes dryer	Install drain and drain pan.

ID 3: Innovative or Regional Design

Maximum points: 4

Intent

Minimize the environmental impact of the home by incorporating additional green design and construction measures that have tangible and demonstrable benefits beyond those in the LEED for Homes Rating System.

Requirements

Prerequisites

None.

Credits

3.1 **Innovation 1** (1 point). Prepare a written Innovative Design Request, to be submitted by the LEED for Homes Provider to USGBC, explaining the merits of the proposed measure. This point cannot be counted until LEED for Homes has ruled on the request. All written submittals must contain the following:

- the intent of the proposed measure;
- the proposed requirement for compliance;
- the proposed documentation to demonstrate compliance; and
- a description and an estimate of the benefit or impact provided by the proposed measure.

3.2 **Innovation 2** (1 point).

3.3 **Innovation 3** (1 point).

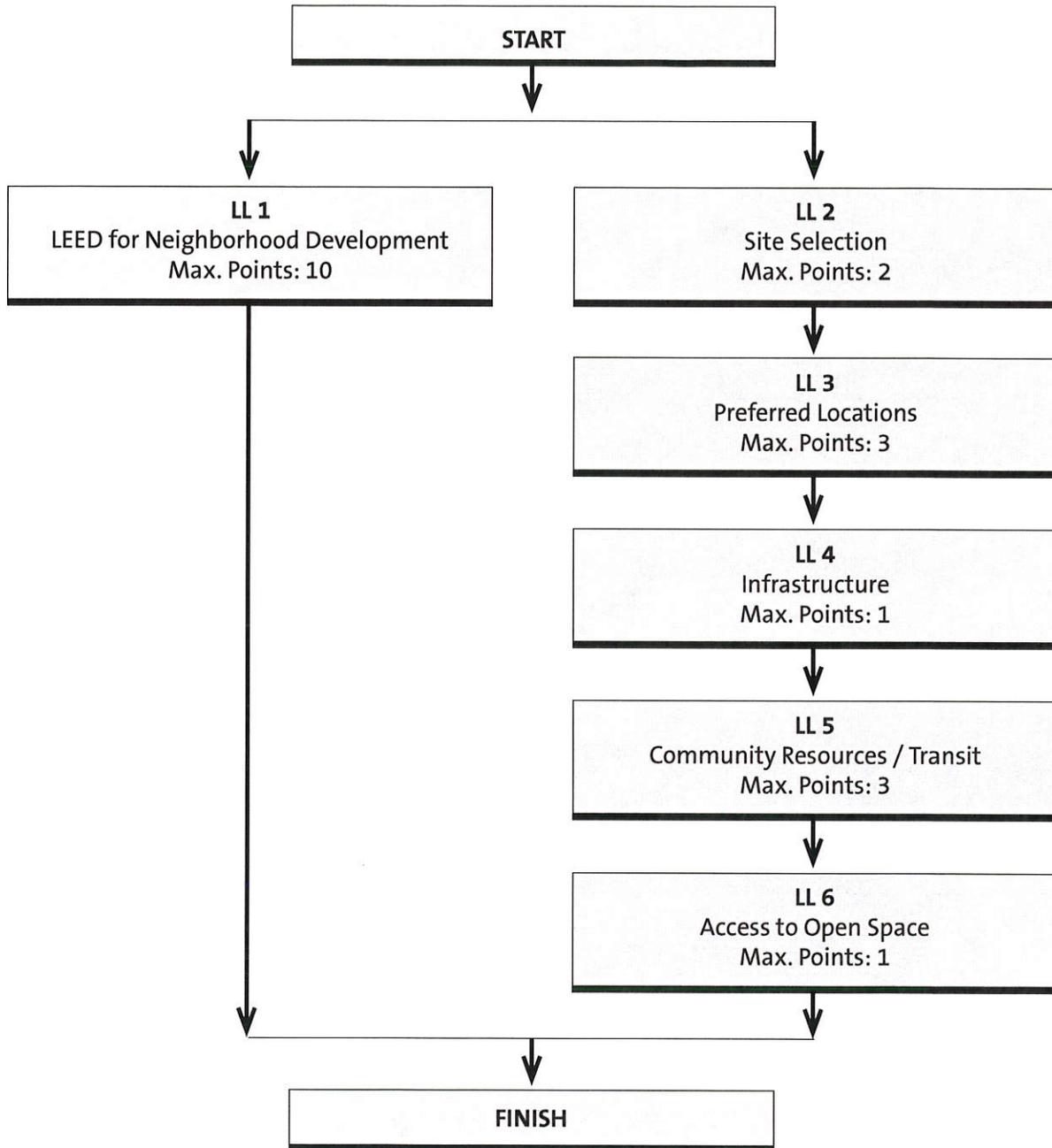
3.4 **Innovation 4** (1 point).

Synergies and Trade-Offs

This credit rewards innovative or regional measures that are not addressed elsewhere in the Rating System. A project can also receive 1 LEED point for exceeding the performance requirements of existing credits.

Location & Linkages (LL)

Optional Pathways through the LL Category



LL 1: LEED for Neighborhood Development

Maximum points: 10

Intent

Minimize the environmental impact of land development practices by building homes in LEED for Neighborhood Development certified developments.

Requirements

Prerequisites

None.

Credits

1. **LEED for Neighborhood Development (10 points).** Complete the requirements of the LEED for Neighborhood Development (LEED-ND) certification program.

Synergies and Trade-Offs

A project receiving points for LL 1 is not eligible for points under LL 2-6, and vice versa.

LL 2: Site Selection

Maximum points: 2

Intent

Avoid development on environmentally sensitive sites.

Requirements

Prerequisites

None.

Credits

2. **Site Selection (2 points).** Do not develop buildings, built structures, roads or parking areas on portions of sites that meet any of the following criteria:
 - a) Land whose elevation is at or below the 100-year floodplain as defined by FEMA.
 - b) Land that is specifically identified as habitat for any species on federal or state threatened or endangered lists.
 - c) Land within 100 feet of any water, including wetlands as defined by U.S. Code of Federal Regulations 40 CFR, Parts 230–233 and Part 22, and isolated wetlands or areas of special concern identified by state or local rule, or land within distances given in applicable state or local regulations, whichever is more stringent. New wetlands constructed as part of stormwater mitigation or other site restoration efforts are exempt from this part of the requirement.
 - d) Land that prior to acquisition for the project was public parkland, unless land of equal or greater value as parkland is accepted in trade by the public landowner (park authority projects are exempt).
 - e) Land that contains “prime soils”, “unique soils”, or “soils of state significance”, as identified in state Natural Resources Conservation Service soil surveys. Verification of soil types should be conducted by the project civil engineer, wetlands engineer, or biologist. If no project team member is qualified to verify this requirement, follow the steps laid out in the LEED for Homes Reference Guide. Sites that are previously developed are exempt from this requirement.

Synergies and Trade-Offs

A project receiving points for LL 1 is not eligible for points under LL 2-6, and vice versa.

LL 3: Preferred Locations

Maximum points: 3

Intent

Encourage the building of LEED homes near or within existing communities.

Requirements

Prerequisites

None.

Credits

3.1 Edge Development (1 point). Select a lot such that at least 25% of the perimeter immediately borders previously developed land. In the case of a multihome new development, each home in the development is awarded this point if at least 25% of the development site immediately borders previously developed land.

OR

3.2 Infill (2 points). Select a lot such that at least 75% of the perimeter immediately borders previously developed land. In the case of a multihome new development, each home in the development is awarded these points if at least 75% of the development site immediately borders previously developed land.

AND/OR

3.3 Previously Developed (1 point). Build on a previously developed lot. In the case of a multihome new development, each home in the development is awarded this point if at least 75% of the development site is built on previously developed land.

Synergies and Trade-Offs

A project receiving points for LL 1 is not eligible for points under LL 2-6, and vice versa.

LL 4: Infrastructure

Maximum points: 1

Intent

Encourage the building of LEED homes in developments that are served by or are near existing infrastructure (i.e., sewers and water supply).

Requirements

Prerequisites

None.

Credits

- 4. Existing Infrastructure (1 point).** Select a lot that is within ½ mile of existing water service lines and sewer service lines. In the case of a multihome new development, each home in the development is awarded this point if the center of the development site is within ½ mile of existing water service lines and sewer service lines.

Synergies and Trade-Offs

A project receiving points for LL 1 is not eligible for points under LL 2-6, and vice versa.

LL 5: Community Resources / Transit

Maximum points: 3

Intent

Encourage the building of LEED homes in development patterns that allow for walking, biking, or public transit (thereby minimizing dependency on personal automobiles and their associated environmental impacts).

Requirements

Prerequisites

None.

Credits

Note: For new multihome developments, the distances below can be measured from the center of the community as long as the distance from the center of the community to the farthest home does not exceed ¼ mile. Using this approach, whole communities can qualify for this credit. For any homes farther than ¼ mile from the center of the community, distances must be recalculated for each home.

5.1 Basic Community Resources / Transit (1 point). Select a site that meets one of the following criteria:

- Located within ¼ mile of four basic community resources (**Table 2**).
- Located within ½ mile of seven basic community resources (**Table 2**).
- Located within ½ mile of transit services that offer 30 or more transit rides per weekday (combined bus, rail, and ferry).

OR

5.2 Extensive Community Resources / Transit (2 points). Select a site that meets one of the following criteria:

- Located within ¼ mile of seven basic community resources (**Table 2**).
- Located within ½ mile of 11 basic community resources (**Table 2**).
- Located within ½ mile of transit services that offer 60 or more transit rides per weekday (combined bus, rail, and ferry).

OR

5.3 Outstanding Community Resources / Transit (3 points). Select a site that meets one of the following criteria:

- Located within ¼ mile of 11 basic community resources (**Table 2**).
- Located within ½ mile of 14 basic community resources (**Table 2**).
- Located within ½ mile of transit services that offer 125 or more transit rides per weekday (combined bus, rail, and ferry).

Transit rides per weekday are calculated as follows: (1) within a ½ mile radius, count all the transit stops; (2) multiply each transit stop by the number of buses, trains, and ferries that pass through that stop per day; (3) add the total number of rides available at each stop within ½ mile together. Example: if there are

4 bus stops, and at each bus stop the service frequency is half-hourly (48 times per day), the total transit rides per day is 192.

Synergies and Trade-Offs

A project receiving points for LL 1 is not eligible for points under LL 2–6, and vice versa.

Table 2: Types of Basic Community Resources

<input type="checkbox"/> Arts and entertainment center
<input type="checkbox"/> Bank
<input type="checkbox"/> Community or civic center
<input type="checkbox"/> Convenience store
<input type="checkbox"/> Daycare center
<input type="checkbox"/> Fire station
<input type="checkbox"/> Fitness center or gym
<input type="checkbox"/> Laundry or dry cleaner
<input type="checkbox"/> Library
<input type="checkbox"/> Medical or dental office
<input type="checkbox"/> Pharmacy
<input type="checkbox"/> Police station
<input type="checkbox"/> Post office
<input type="checkbox"/> Place of worship
<input type="checkbox"/> Restaurant
<input type="checkbox"/> School
<input type="checkbox"/> Supermarket
<input type="checkbox"/> Other neighborhood-serving retail
<input type="checkbox"/> Other office building or major employment center

Note: Up to two of each type of community resource may be counted. For example, two restaurants within ¼ mile may be counted as two community resources; four restaurants also count as two.

LL 6: Access to Open Space

Maximum points: 1

Intent

Provide open spaces to encourage walking, physical activity, and time spent outdoors.

Requirements

Prerequisites

None.

Credits

6. **Access to Open Space (1 point).** Select a location within ½ mile of a publicly accessible or community-based open space that is at least ¾ acre in size. The open space requirement can be met by either one large open space or two smaller spaces totaling ¾ acre.

Note: Open spaces must consist predominantly of softscapes such as soil, grass, shrubs, and trees. These include natural open spaces; city, county, and state parks; play areas; and other community open spaces specifically intended for recreational use. Ponds can be counted as open space if they border a walking or bicycle path. Private lands open to the public for passive recreation are also acceptable provided there is deeded public access or a history of allowable public use and anticipated continued future public use for at least 10 years.

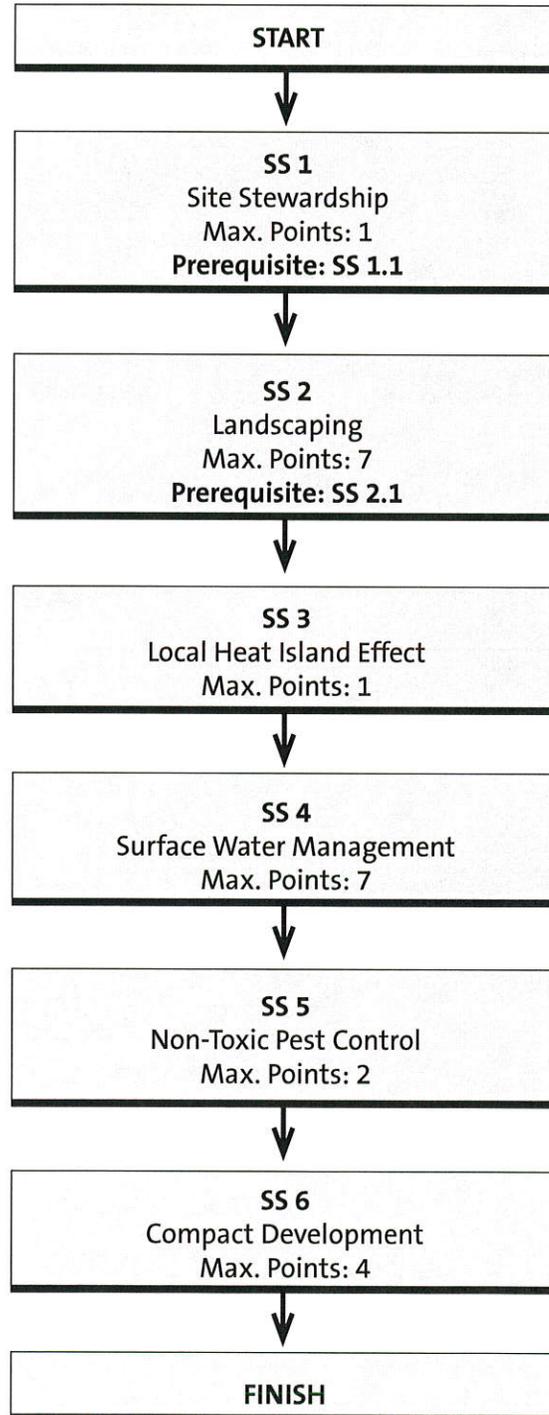
Synergies and Trade-Offs

A project receiving points for LL 1 is not eligible for points under LL 2-6, and vice versa.

Sustainable Sites (SS)

Pathway through the SS Category

Important Note: A minimum of **5 points** must be achieved in the SS Category



SS 1: Site Stewardship

Maximum points: 1

Intent

Minimize long-term environmental damage to the building lot during the construction process.

Requirements

Prerequisites

1.1 Erosion Controls During Construction. Prior to construction, design and plan appropriate erosion control measures. During construction, implement these measures. Erosion control measures must include all of the following:

- Stockpile and protect disturbed topsoil from erosion (for reuse).
- Control the path and velocity of runoff with silt fencing or comparable measures.
- Protect on-site storm sewer inlets, streams, and lakes with straw bales, silt fencing, silt sacks, rock filters, or comparable measures.
- Provide swales to divert surface water from hillsides.
- If soils in a sloped area (i.e., 25%, or 4:1 slope) are disturbed during construction, use tiers, erosion blankets, compost blankets, filter socks and berms, or some comparable approach to keep soil stabilized.

Credits

1.2 Minimize Disturbed Area of Site (1 point). Minimize disturbance to the site by meeting the following:

Where the site is not previously developed:

- Develop a tree or plant preservation plan with “no-disturbance” zones clearly delineated on drawings and on the lot (see Note 1 below).
- Leave undisturbed at least 40% of the buildable lot area, not including area under roof. Only soft-scapes can be counted toward this credit; projects cannot receive credit for preserving preexisting hardscapes, such as driveways.

OR

Where the site is previously developed:

- Develop a tree or plant preservation plan with “no-disturbance” zones clearly delineated on drawings and on the lot (see Note 1 below), and rehabilitate the lot by undoing any previous soil compaction, removing existing invasive plants, and meeting the requirements of SS 2.2 (see Note 2, below).

OR

- Build on site with a lot area of less than 1/7 acre, or with housing density for the project that is equal to or greater than 7 units per acre. For multifamily buildings, the average lot size shall be calculated as the total lot size divided by the number of units.

Notes: 1. Any “no-disturbance” zones must also be protected from parked construction vehicles and building material storage. Soils compacted by vehicles or stored materials can cause major difficulties in establishing any new landscaping.

2. Homes on previously developed lots that disturb the entire lot during construction can earn this credit by meeting the requirements in part (c) above.

Synergies and Trade-Offs

SS 4.2 rewards homes for the installation of permanent erosion controls.

If the project does not include full landscaping, homeowner association or other rules must require homeowners to have the site fully landscaped within one year; see SS 2. Erosion controls and soil stabilization measures must be robust enough to function until landscaping is in place (i.e., up to one year).

SS 2: Landscaping

Maximum points: 7

Intent

Design landscape features to avoid invasive species and minimize demand for water and synthetic chemicals.

Requirements

Prerequisites

2.1 No Invasive Plants. Introduce no invasive plant species into the landscape.

Note: Invasive plant species vary by region. Consult the local Cooperative Extension Service or state agencies. A list of regional resources is available from the U.S. Department of Agriculture, at www.invasivespeciesinfo.gov/unitedstates/state.shtml. Not all nonnative species are considered invasive.

Credits

Note: Points shown below are for homes that are fully landscaped. A project that has not completed the designed landscaping may earn up to 50% of the points for each credit as long as 50% or more of the designed landscaping is completed upon certification. In this case, 100% completion of the landscaping must be required by homeowner association or other rules within a specific time period not to exceed one year after occupancy. Erosion controls and soil stabilization measures must be robust enough to be effective for one year. The builder or project team must also develop a landscaping plan that meets the requirements in SS 2 and provide it to the homeowner.

2.2 Basic Landscape Design (2 points). Meet all of the following requirements for all designed landscape softscapes:

- Any turf must be drought-tolerant.
- Do not use turf in densely shaded areas.
- Do not use turf in areas with a slope of 25% (i.e., 4:1 slope).
- Add mulch or soil amendments as appropriate.

Mulch is defined as a covering placed around plants to reduce erosion and water loss and to help regulate soil temperature. In addition, upon decomposition, organic mulches serve as soil amendments. The type of mulch selected can affect soil pH.

- All compacted soil (e.g., from construction vehicles) must be tilled to at least 6 inches.

AND/OR

2.3 Limit Conventional Turf (maximum 3 points, as specified in Table 3). Limit the use of conventional turf in the designed landscape softscapes.

Table 3: Limited Conventional Turf

Percentage of designed landscape softscape area that is conventional turf	Points
41–60%	1
21–40%	2
20% or less	3

AND/OR

2.4 Drought-Tolerant Plants (maximum 2 points, as specified in Table 4). Install drought-tolerant plants.

OR

2.5 Reduce Overall Irrigation Demand by at Least 20% (maximum 6 points, as specified in Table 5).

Design the landscape and irrigation system to reduce overall irrigation water usage. The estimates must be calculated and prepared by a landscape professional, biologist, or other qualified professional using the method outlined below.

Table 4: Drought-Tolerant Plants

Percentage of installed plants that are drought-tolerant	Points
45–89%	1
90% or more	2

Table 5. Reduction in Water Demand

Reduction in estimated irrigation water usage	SS 2.5 points	WE 2.3 points	Total points
20–24%	2	0	2
25–29%	3	0	3
30–34%	4	0	4
35–39%	5	0	5
40–44%	6	0	6
45–49%	6	1	7
50–54%	6	2	8
55–59%	6	3	9
60% or more	6	4	10

Method for Calculating Reduction in Irrigation Demand

Step 1. Calculate the baseline irrigation water usage:

$$\text{Baseline Usage} = \text{Landscaped Area} * ET_0 * 0.62$$

where ET_0 = Baseline Evapotranspiration Rate (available from local and state Departments of Agriculture)

Step 2. Calculate the design case irrigation water usage:

$$\text{Design Case Usage} = (\text{Landscaped Area} * ETL \div IE) * CF * 0.62$$

where $ETL = ET_0 * KL$ and $KL = K_s * K_{MC}$. Refer to **Tables 6 and 7** for values for K_s and K_{MC} , and to **Table 8** for values for IE. For CF, use estimated value based on manufacturer's specifications for percentage water savings.

Step 3. Calculate the percentage reduction in irrigation water usage:

$$\text{Percentage Reduction} = (1 - \text{Design Case Usage} \div \text{Baseline Usage}) * 100$$

Step 4. Refer to **Table 5**, above, to determine points earned.

Table 6: Species Factor

Vegetation type	Species factor (K _S)		
	Low	Average	High
Trees	0.2	0.5	0.9
Shrubs	0.2	0.5	0.7
Groundcover	0.2	0.5	0.7
Turf	0.6	0.7	0.8

Table 7. Microclimate Factor

Example microclimate impacts	Microclimate factor (K _{MC})		
	Low	Average	High
Shading	0.5	0.8	1.0
High sun exposure	1.0	1.2	1.5
Protection from wind	0.8	0.9	1.0
Windy area	1.0	1.2	1.5

Table 8. Irrigation Efficiency

Irrigation type	Irrigation efficiency (IE)	
	Low	High
Fixed spray	0.4	0.6
Impact and microspray	0.5	0.7
Rotors	0.6	0.8
Multistream rotators	0.6	0.8
Low volume and point source (e.g., drip)	0.7	0.9

Synergies and Trade-Offs

A project receiving points in SS 2.5 should also refer to WE 2.3.

Any measures chosen in SS 2 should be integrated with irrigation system design, which is addressed in WE 2. Rainwater and graywater reuse systems (WE 1) should also be included in landscaping design.

SS 3: Local Heat Island Effects

Maximum points: 1

Intent

Design landscape features to reduce local heat island effects.

Requirements

Prerequisites

None.

Credits

- 3 Reduce Local Heat Island Effects (1 point).** Do one of the following:
- Locate trees or other plantings to provide shading for at least 50% of sidewalks, patios, and driveways within 50 feet of the home. Shading should be calculated for noon on June 21, when the sun is directly overhead, based on five years' growth.
 - Install light-colored, high-albedo materials or vegetation for at least 50% of sidewalks, patios, and driveways within 50 feet of the home. Acceptable strategies include the following:
 - white concrete;
 - gray concrete;
 - open pavers (counting only the vegetation, not the pavers); and
 - any material with a solar reflectance index (SRI) of at least 29.

Synergies and Trade-Offs

Shading hardscapes around the home can reduce irrigation needs as well as temper the home's outdoor environment and reduce cooling loads.

Providing shade is addressed in two other credits: EA 1.2 (Exceptional Energy Performance); and SS 4.3(b) and (c) (Vegetated Roof).

Locating fences, trees, shrubs or other plantings appropriately can capture or deflect seasonal breezes.

SS 4: Surface Water Management

Maximum points: 7

Intent

Design site features to minimize erosion and runoff from the home site.

Requirements

Prerequisites

None.

Credits

Note: Certain surface water management strategies may be regulated, restricted, or even prohibited by local water authorities or code requirements.

4.1 Permeable Lot (maximum 4 points, as specified in Table 9). Design the lot such that at least 70% of the built environment, not including area under roof, is permeable or designed to capture water runoff for infiltration on-site. Area that can be counted toward the minimum includes the following:

- a) Vegetative landscape (e.g., grass, trees, shrubs).
- b) Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a 6-inch porous subbase, and the base layer must be designed to ensure proper drainage away from the home.
- c) Impermeable surfaces that are designed to direct all runoff toward an appropriate permanent infiltration feature (e.g., vegetated swale, on-site rain garden, or rainwater cistern).

4.2 Permanent Erosion Controls (1 point). Design and install one of the following permanent erosion control measures:

- a) If portions of the lot are located on a steep slope, reduce long-term runoff effects through use of terracing and retaining walls.

OR

- b) Plant one tree, four 5-gallon shrubs, or 50 square feet of native groundcover per 500 square feet of disturbed lot area (including area under roof).

4.3 Management of Runoff from Roof (maximum 2 points). Design and install one or more of the following runoff control measures:

- a) Install permanent stormwater controls (e.g., vegetated swales, on-site rain garden, dry well, or rainwater cistern) designed to manage runoff from the home (1 point).
- b) Install vegetated roof to cover 50% of the roof area (0.5 point).

OR

- c) Install vegetated roof to cover 100% of the roof area (1 point).
- d) Have the site designed by a licensed or certified landscape design or engineering professional such that all water runoff from the home is managed through an on-site design element (2 points).

Table 9: Permeable Area

Percentage of buildable lot (excluding area under roof) that is permeable	Points
70–79%	1
80–89%	2
90–99%	3
100%	4

Synergies and Trade-Offs

SS 1.1 addresses erosion control during construction.

Trees, shrubs or groundcover installed for erosion control can be designed as drought-tolerant or otherwise preferable; see SS 2 for more information on landscaping. Conventional turf is less permeable than other plantings and consequently less effective at managing runoff.

SS 5: Nontoxic Pest Control

Maximum points: 2

Intent

Design home features to minimize the need for poisons for control of insects, rodents, and other pests.

Requirements

Prerequisites

None.

Credits

5. **Pest Control Alternatives (½ point each, maximum 2 points).** Implement one or more of the measures below. All physical actions (for pest management practices) must be noted on construction plans.
- Keep all wood (i.e., siding, trim, structure) at least 12 inches above soil (code typically requires 8 inches).
 - Seal all external cracks, joints, penetrations, edges, and entry points with caulking. Where openings cannot be caulked or sealed, install rodent- and corrosion-proof screens (e.g., copper or stainless steel mesh). Protect exposed foundation insulation with moisture-resistant, pest-proof cover (e.g., fiber cement board, galvanized insect screen).
 - Include no wood-to-concrete connections or separate any exterior wood-to-concrete connections (e.g., at posts, deck supports, stair stringers) with metal or plastic fasteners or dividers.
 - Install landscaping such that all parts of mature plants will be at least 24 inches from the home.
 - In areas marked “moderate to heavy” through “very heavy” on the termite infestation probability map (**Figure 1**), implement one or more of the following measures (½ point each):
 - Treat all cellulosic material (e.g., wood framing) with a borate product to a minimum of 3 feet above the foundation.
 - Install a sand or diatomaceous earth barrier.
 - Install a steel mesh barrier termite control system.
 - Install non-toxic termite bait system.
 - Use noncellulosic (i.e., not wood or straw) wall structure.
 - Use solid concrete foundation walls or masonry wall with top course of solid block bond beam or concrete-filled block.

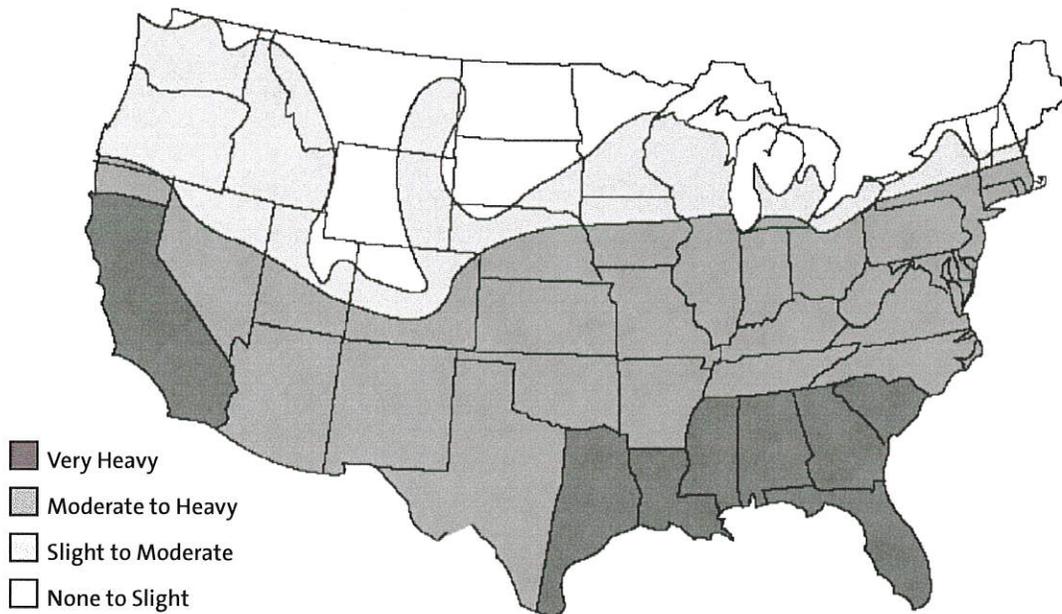
Synergies and Trade-Offs

Limiting conventional turf and installing native plants (SS 2) can help reduce the need for fertilizers and pesticides that contain toxic chemicals.

Keeping plants away from the home makes it unnecessary to irrigate close to the home and risk leaking moisture into the home’s foundation.

The thermal bypass inspection, required in the EA credit category, addresses cracks, joints and penetrations in the building envelope.

Figure 1. Termite Infestation Probability Map



Note: Lines defining areas are approximate only. Local conditions may be more or less severe than indicated by the region classification.

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SS 6: Compact Development

Maximum points: 4

Intent

Make use of compact development patterns to conserve land and promote community livability, transportation efficiency, and walkability.

Requirements

Prerequisites

None.

Credits

6.1 Moderate Density (2 points). Build homes with an average housing density of 7 or more dwelling units per acre of buildable land. A single home on 1/7-acre buildable lot qualifies.

OR

6.2 High Density (3 points). Build homes with an average housing density of 10 or more dwelling units per acre of buildable land. A single home on 1/10-acre buildable lot qualifies.

OR

6.3 Very High Density (4 points). Build homes with an average housing density of 20 or more dwelling units per acre of buildable land. A single home on 1/20-acre buildable lot qualifies.

Note: Buildable land area is calculated as follows:

- Exclude public streets or public rights of way, land occupied by nonresidential structures, public parks, and land excluded from residential development by law.
- For multiple-lot developments, include only the sum of the lot areas for homes being built for LEED for Homes.
- The numerator is the number of housing units in the project, and the denominator is the buildable land area included in the project (subject to the above exclusions). Both relate to the project only, not the surrounding area.

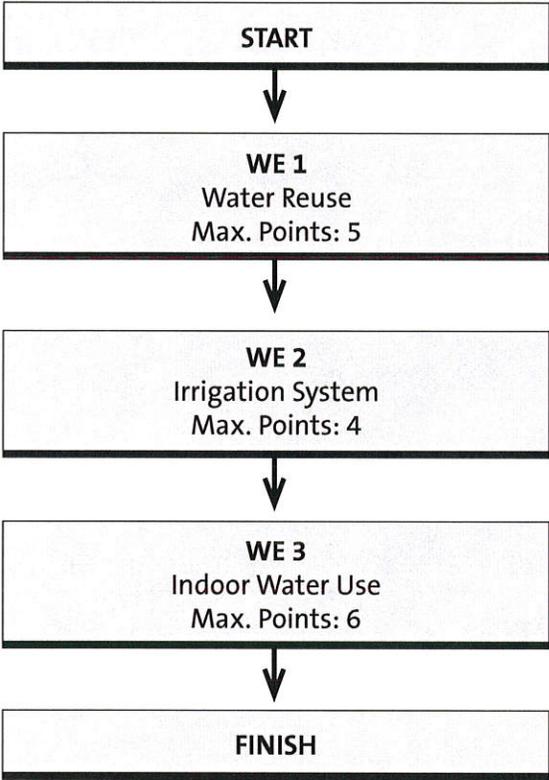
Synergies and Trade-Offs

SS 1.2 is automatically granted to moderate, high, or very high density homes because of the reduced impact of compact development.

Water Efficiency (WE)

Pathway through the WE Category

Important Note: A minimum of **3 points** must be achieved in the WE Category



WE 1: Water Reuse

Maximum points: 5

Intent

Use municipal recycled water, or offset central water supply through the capture and controlled reuse of rainwater and/or graywater.

Requirements

Prerequisites

None.

Credits

Note: Rainwater and graywater capture systems are subject to local codes and may require special permits. Note that the water quality should meet local standards and consult manufacturers' recommendations to determine the compatibility of plumbing fixtures with graywater. Many states and regulatory agencies require that water going into a toilet or sink meet potable water standards; builders should comply with local codes.

1.1 Rainwater Harvesting System (maximum 4 points, as specified in Table 10). Design and install a rainwater harvesting and storage system (including surface runoff and/or roof runoff) for landscape irrigation use or indoor water use. The storage system must be sized to hold all the water from a 1-inch rainfall event (equivalent to 0.62 gallons per square foot of roof area used for capture), taking into consideration the size of the harvest system (i.e., 50% or 75% of total roof area, depending on the measure chosen from Table 10).

AND/OR

1.2 Graywater Reuse System (1 point). Design and install a graywater reuse system for landscape irrigation use (i.e., not a septic system) or indoor water use. The system must include a tank or dosing basin that can be used as part of the irrigation system. Graywater must be collected from at least one of the following:

- clothes washer;
- showers;
- some combination of faucets and other sources estimated to exceed 5,000 gallons per year.

OR

1.3 Use of Municipal Recycled Water System (3 points). Design the plumbing such that irrigation system water demand is supplied by municipal recycled water. This is applicable only in communities with a municipal recycled water program.

Note: A home using a municipal recycled water system cannot receive points under WE 1.2 (Graywater Reuse System) or WE 1.1 (Rainwater Harvesting System) for outdoor applications.

Synergies and Trade-Offs

A project receiving points for WE 1.3 must skip WE 1.1 and WE 1.2.

Rainwater harvesting and graywater reuse irrigation systems should be integrated with resource-efficient landscape (SS 2) and irrigation system design (WE 2).

Table 10: Rainwater Harvesting

System Size	Application	Points
≥ 50% of roof area	Indoor only	2
≥ 50% of roof area	Outdoor only	3
≥ 75% of roof area	Both indoor & outdoor	4

WE 2: Irrigation System

Maximum points: 4

Intent

Minimize outdoor demand for water through water-efficient irrigation.

Requirements

Prerequisites

None.

Credits

Note: Points shown below are for irrigation systems installed throughout the designed landscape. If only 50% of the designed landscape includes these measures, then only 50% of the points are available. Even if part of the yard is not landscaped, the irrigation system must be stubbed to that part of the yard, as appropriate.

2.1 High-Efficiency Irrigation System (1 point each, maximum 3 points). Design and install a high-efficiency irrigation system (based on overall landscaping plans, including measures adopted in SS 2) such that any of the following are met:

- a) Install an irrigation system designed by an EPA Water Sense certified professional.
- b) Design and install an irrigation system with head-to-head coverage.
- c) Install a central shut-off valve.
- d) Install a submeter for the irrigation system.
- e) Use drip irrigation for at least 50% of landscape planting beds to minimize evaporation.
- f) Create separate zones for each type of bedding area based on watering needs.
- g) Install a timer or controller that activates the valves for each watering zone at the best time of day to minimize evaporative losses while maintaining healthy plants and obeying local regulations and water use guidance.
- h) Install pressure-regulating devices to maintain optimal pressure and prevent misting.
- i) Utilize high-efficiency nozzles with an average distribution uniformity (DU) of at least 0.70. This may include conventional rotors, multistream rotors, or high-efficiency spray heads, but the DU must be verified by manufacturer documentation or third-party tests. A point source (drip) irrigation system should be counted as having a DU of 0.80.
- j) Check valves in heads.
- k) Install a moisture sensor controller or rain delay controller. For example, "smart" evapotranspiration controllers receive radio, pager, or Internet signals to direct the irrigation system to replace only the moisture that the landscape has lost because of heat, wind, etc.

AND/OR

2.2 Third-Party Inspection (1 point). Perform a third-party inspection of the irrigation system in operation, including observation of all of the following:

-
- a) All spray heads are operating and delivering water only to intended zones.
 - b) Any switches or shut-off valves are working properly.
 - c) Any timers or controllers are set properly.
 - d) Any irrigation systems are located at least 2 feet from the home.
 - e) Irrigation spray does not hit the home.

OR

2.3 Reduce Overall Irrigation Demand by at Least 45% (maximum 4 points, as specified in Table 11).

Design the landscape and irrigation system to reduce the overall irrigation water demand water budget. The estimates must be calculated and prepared by a landscape professional, biologist, or other qualified professional using the method outlined below.

Note: A project must earn full points in SS 2.5 before receiving points for this credit.

Table 11: Reduction in Water Demand

Reduction in estimated irrigation water usage	WE 2.3 points	SS 2.5 points	Total points
45–49%	1	6	7
50–54%	2	6	8
55–59%	3	6	9
60% or more	4	6	10

Method for Calculating Reduction in Irrigation Demand

Step 1. Calculate the baseline irrigation water usage:

$$\text{Baseline Usage} = \text{Landscaped Area} * ET_0 * 0.62$$

where ET_0 = Baseline Evapotranspiration Rate (available from local and state Departments of Agriculture)

Step 2. Calculate the design case irrigation water usage:

$$\text{Design Case Usage} = (\text{Landscaped Area} * ET_L \div IE) * CF * 0.62$$

where $ET_L = ET_0 * K_L$ and $K_L = K_S * K_{MC}$. Refer to **Tables 12 and 13** for values for K_S and K_{MC} , and to **Table 14** for values for IE. For CF, use estimated value based on manufacturer’s specifications for percentage water savings.

Step 3. Calculate the percentage reduction in irrigation water usage:

$$\text{Percentage Reduction} = (1 - \text{Design Case Usage} \div \text{Baseline Usage}) * 100$$

Step 4. Refer to **Table 11**, above, to determine points earned.

Table 12: Species Factor

Vegetation type	Species factor (K_s)		
	Low	Average	High
Trees	0.2	0.5	0.9
Shrubs	0.2	0.5	0.7
Groundcover	0.2	0.5	0.7
Turf	0.6	0.7	0.8

Table 13: Microclimate Factor

Example microclimate impacts	Microclimate factor (K_{MC})		
	Low	Average	High
Shading	0.5	0.8	1.0
High sun exposure	1.0	1.2	1.5
Protection from wind	0.8	0.9	1.0
Windy area	1.0	1.2	1.5

Table 14: Irrigation Efficiency

Irrigation type	Irrigation efficiency (IE)	
	Low	High
Fixed spray	0.4	0.6
Impact and microspray	0.5	0.7
Rotors	0.6	0.8
Multistream rotators	0.6	0.8
Low volume and point source (e.g., drip)	0.7	0.9

Synergies and Trade-Offs

A project receiving points for WE 2.3 must skip WE 2.1 and 2.2.

A project receiving points for WE 2.3 must achieve full points in SS 2.5.

This irrigation system design must address all aspects of the landscape design, including any features from SS 2, as well as any rainwater harvesting or graywater reuse system (WE 1).

WE 3: Indoor Water Use

Maximum points: 6

Intent

Minimize indoor demand for water through water-efficient fixtures and fittings.

Requirements

Prerequisites

None.

Credits

Note: Compensating shower valves^{1,2} and conventional, non-compensating shower valves³ may not work properly when low-flow showerheads (restricting water flow below 2.5 gpm) are installed. Installing low-flow showerheads where compensating valves or conventional, non-compensating valves are installed can increase the risk of scalding (or other types of injuries, such as slips and falls due to thermal shock) when the plumbing system experiences pressure changes. Make sure any low-flow showerhead is installed with a valve that has been designed, tested and verified to function safely at the reduced flow rate. If in doubt, consult the manufacturer of the valve before installing a low-flow showerhead. Please see the LEED for Homes Reference Guide for more information.

3.1 High-Efficiency Fixtures and Fittings (1 point each, maximum 3 points). Meet one or more of the following requirements by installing high-efficiency (low-flow) fixtures or fittings. A project cannot earn points in both WE 3.1 and WE 3.2 for the same fixture type (e.g., faucet, shower, or toilet).

- a) The average flow rate for all lavatory faucets must be ≤ 2.0 gpm.
- b) The average flow rate for all showers must be ≤ 2.0 gpm per stall.
- c) The average flow rate for all toilets must be ≤ 1.3 gpf OR
toilets must be dual-flush and meet the requirements of ASME A112.19.14 OR
toilets must meet the U.S. EPA WaterSense specification and be certified and labeled accordingly.

3.2 Very High Efficiency Fixtures and Fittings (2 points each, maximum 6 points). Meet one or more of the following requirements by installing very high efficiency fixtures or fittings. A project cannot earn points in both WE 3.1 and WE 3.2 for the same fixture type (e.g., faucet, shower, or toilet).

- a) The average flow rate for all lavatory faucets must be ≤ 1.5 gpm OR
lavatory faucets must meet the U.S. EPA WaterSense specification and be certified and labeled accordingly.
- b) The average flow rate for all showers must be ≤ 1.75 gpm per stall.
- c) The average flow rate for all toilets must be ≤ 1.1 gpf.

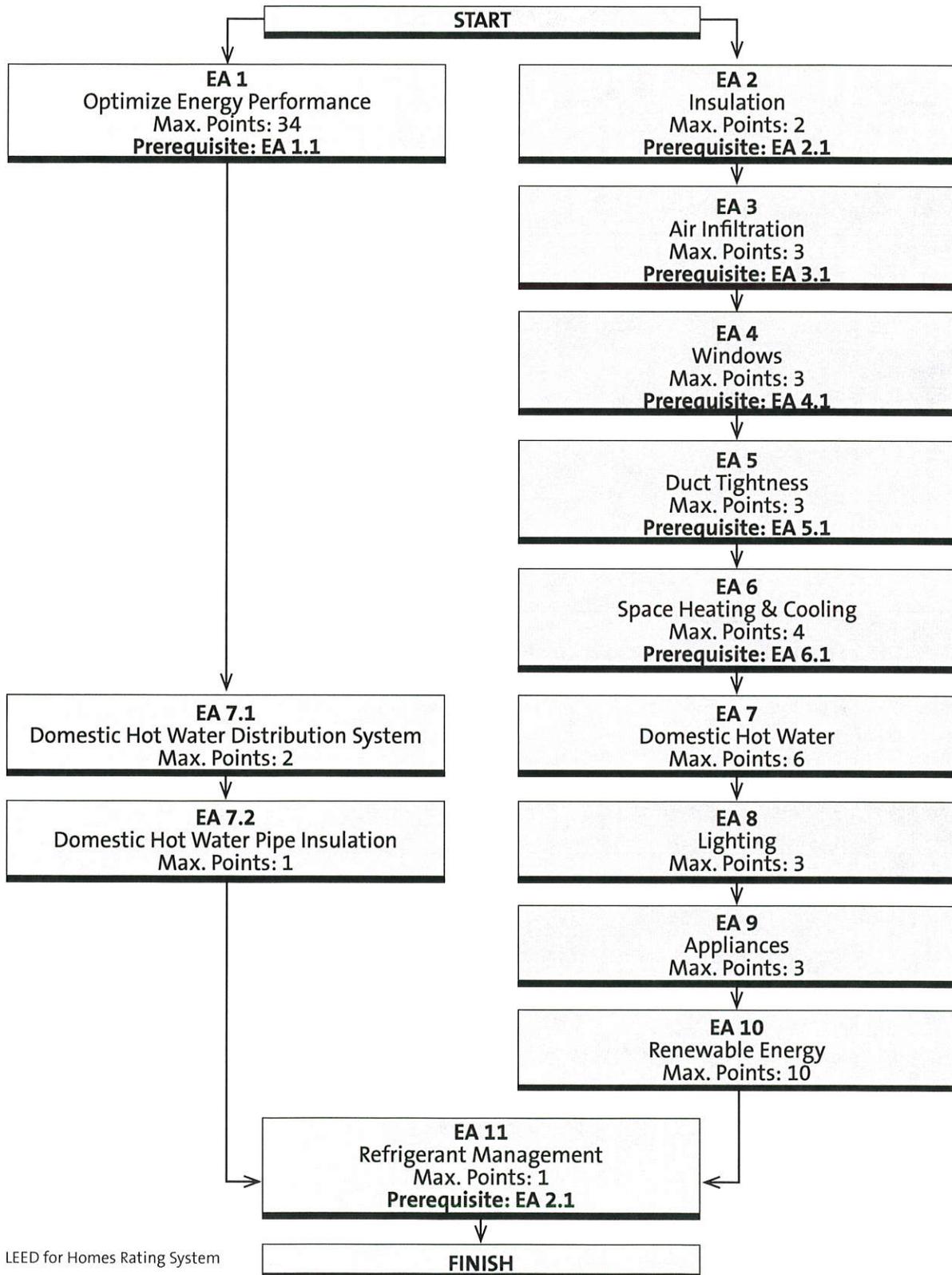
Synergies and Trade-Offs

Indoor water savings also can be achieved with more efficient water distribution systems and appliances. Points for indoor water distribution-related savings are available under EA 7.1, and points for appliance-related water savings are available under EA 9.

Low-flow showerheads and faucets will reduce demand for hot water and resulting energy use for water heating. Credits in EA 7 address water heating efficiency.

Energy & Atmosphere (EA)

Optional Pathways through the EA Category



EA 1: Optimize Energy Performance

Maximum points: 34

Intent

Improve the overall energy performance of a home by meeting or exceeding the performance of an ENERGY STAR labeled home.

Requirements

Prerequisites

1.1 Performance of ENERGY STAR for Homes. Meet the performance requirements of ENERGY STAR for Homes, including third-party inspections.

Credits

1.2 Exceptional Energy Performance (maximum 34 points). Exceed the performance of ENERGY STAR for Homes. Use the equations below relating the Home Energy Standards (HERS) Index to the appropriate number of LEED points.

South

$$\text{LEED Pts} = \{ [\text{Log} (100 - \text{HERS Index})] / 0.024 \} - 48.3$$

North

$$\text{LEED Pts} = \{ [\text{Log} (100 - \text{HERS Index})] / 0.021 \} - 60.8$$

Figure 2: HERS Index Values and LEED Points

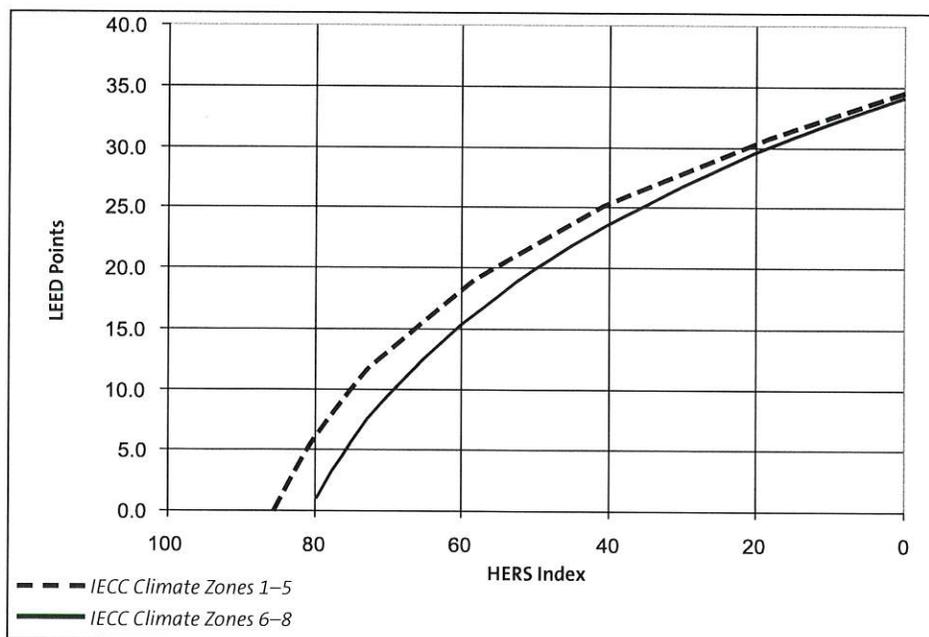


Table 15: HERS Index and LEED Points

IECC Climate Zones 1–5			IECC Climate Zones 6–8		
HERS Index	Percent Above IECC 2004	LEED for Homes Points	HERS Index	Percent Above IECC 2004	LEED for Homes Points
100	0		100	0	
95	5		95	5	
90	10		90	10	
85	15		85	15	
84	16	2.0	84	16	
83	17	3.0	83	17	
82	18	4.0	82	18	
81	19	5.0	81	19	
80	20	6.0	80	20	
79	21	7.0	79	21	2.0
78	22	7.5	78	22	3.0
77	23	8.5	77	23	4.0
76	24	9.0	76	24	5.0
75	25	10.0	75	25	6.0
74	26	10.5	74	26	6.5
73	27	11.6	73	27	7.5
72	28	12.0	72	28	8.0
71	29	12.5	71	29	9.0
70	30	13.0	70	30	9.5
69	31	14.0	69	31	10.0
68	32	14.5	68	32	11.0
67	33	15.0	67	33	11.5
66	34	15.5	66	34	12.0
65	35	16.0	65	35	12.5
64	36	16.5	64	36	13.5
63	37	17.0	63	37	14.0
62	38	17.5	62	38	14.5
61	39	18.0	61	39	15.0
60	40	18.5	60	40	15.5
55	45	20.5	55	45	18.0
50	50	22.5	50	50	20.0
45	55	24.2	45	55	22.0
40	60	26.0	40	60	24.0
35	65	27.0	35	65	25.5
30	70	28.5	30	70	27.0
25	75	30.0	25	75	28.5
20	80	31.0	20	80	30.0
15	85	32.0	15	85	31.0
10	90	33.0	10	90	32.0
5	95	33.5	5	95	33.0
0	100	34.0	0	100	34.0

Synergies and Trade-Offs

A project receiving points for this credit must skip credits EA 2–6, 7.3 and 8–10.

Passive solar designs must be modeled and can take credit using the approach laid out in EA 1.

Shading and the reduction of local heat island effects (SS 3) can reduce energy demands for space cooling. Similarly, vegetated roofs (SS 4.3) can reduce both space heating and cooling loads.

High-efficiency appliances and fixtures (WE 3) can reduce hot water demand.

Reduced framing (MR 1) can allow for more insulation and fewer thermal breaks.

Proper design and verification of space heating and cooling distribution systems (EQ 6) can help provide thermal comfort with minimized waste. In hot and humid climates, effective dehumidification (EQ 3) can significantly reduce cooling loads.

EA 2: Insulation

Maximum points: 2

Intent

Design and install insulation to minimize heat transfer and thermal bridging.

Requirements

Prerequisites

2.1 Basic Insulation. Meet all the following requirements:

- Install insulation that meets or exceeds the R-value requirements listed in Chapter 4 of the 2004 International Energy Conservation Code. Alternative wall and insulation systems, such as structural insulated panels (SIPs) and insulated concrete forms (ICFs), must demonstrate a comparable R-value, but thermal mass or infiltration effects cannot be included in the R-value calculation.
- Install insulation to meet the Grade II specifications set by the National Home Energy Rating Standards (**Table 16**). Installation must be verified by an energy rater or Green Rater conducting a predrywall thermal bypass inspection, as summarized in **Figure 3**.

Note: For any portion of the home constructed with SIPs or ICFs, the rater must conduct a modified visual inspection using the ENERGY STAR Structural Insulated Panel Visual Inspection Form.

Credits

2.2 Enhanced Insulation (2 points). Meet the following requirements:

- Install insulation that exceeds the R-value requirements listed in Chapter 4 of the 2004 International Energy Conservation Code by at least 5%. Alternative wall and insulation systems, such as structural insulated panels (SIPs) and insulated concrete forms (ICFs), must demonstrate a comparable R-value, but thermal mass or infiltration effects cannot be included in the R-value calculation.
- Install insulation to meet the Grade I specifications set by the National Home Energy Rating Standards (**Table 16**). Installation must be verified by an energy rater or Green Rater conducting a predrywall thermal bypass inspection as summarized in **Figure 3**.

Note: For any portion of the home constructed with SIPs or ICFs, the rater must conduct a modified visual inspection, using the ENERGY STAR Structural Insulated Panel Visual Inspection Form.

Synergies and Trade-Offs

A project receiving points for EA 1 is not eligible for this credit, and vice versa. A project pursuing this credit must follow the prescriptive pathway and all of the associated prerequisites in EA 2–10. Prerequisite EA 1.1 should be skipped. See the pathway schematic at the beginning of the EA section.

MR 1.2–1.5 address framing efficiency. Efficient framing can create additional spacing in wall cavities, reducing thermal breaks and insulation compaction.

Environmentally preferable insulation is awarded in MR 2.2.

Table 16: Summary of HERS Installation Grades

Please refer to "Adopted Enhancements to the Mortgage Industry National Home Energy Rating Standards," available from RESNET, for a more detailed description.

Grade	Description
I	Meet the requirements of Grade II (below), but allow only very small gaps, and compression or incomplete fill amounts to 2% or less.
II	Moderate to frequent installation defects, gaps around wiring, electric outlets, etc. and incomplete fill amounts to 10% or less. Gaps running clear through the insulation amount to no more than 2% of the total surface area covered by the insulation. Wall insulation is enclosed on all six sides and in substantial contact with the sheathing material on at least one side (interior or exterior) of the cavity.

Figure 3: ENERGY STAR Thermal Bypass Inspection Checklist



ENERGY STAR Qualified Homes Thermal Bypass Inspection Checklist

Home Address: _____		City: _____		State: _____	
Thermal Bypass	Inspection Guidelines	Corrections Needed	Builder Verified	Rater Verified	N/A
1. Overall Air Barrier and Thermal Barrier Alignment	Requirements: Insulation shall be installed in full contact with sealed interior and exterior air barrier except for alternate to interior air barrier under item no. 2 (<i>Walls Adjoining Exterior Walls or Unconditioned Spaces</i>)				
	All Climate Zones:				
	1.1 Overall Alignment Throughout Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	1.2 Garage Band Joist Air Barrier (at bays adjoining conditioned space)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	1.3 Attic Eave Baffles Where Vents/Leakage Exist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Only at Climate Zones 4 and Higher:				
	1.4 Slab-edge Insulation (A maximum of 25% of the slab edge may be uninsulated in Climate Zones 4 and 5.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Best Practices Encouraged, Not Req'd.:				
1.5 Air Barrier At All Band Joists (Climate Zones 4 and higher)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.6 Minimize Thermal Bridging (e.g., OVE framing, SIPs, ICFs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Walls Adjoining Exterior Walls or Unconditioned Spaces	Requirements: • Fully insulated wall aligned with air barrier at both interior and exterior, OR • Alternate for Climate Zones 1 thru 3, sealed exterior air barrier aligned with RESNET Grade 1 insulation fully supported • Continuous top and bottom plates or sealed blocking				
	2.1 Wall Behind Shower/Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2.2 Wall Behind Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2.3 Insulated Attic Slopes/Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2.4 Attic Knee Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2.5 Skylight Shaft Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2.6 Wall Adjoining Porch Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2.7 Staircase Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2.8 Double Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Floors between Conditioned and Exterior Spaces	Requirements: • Air barrier is installed at any exposed insulation edges • Insulation is installed to maintain permanent contact w/ sub-floor above • Optional until July 1, 2008, insulation is installed to maintain permanent contact with air barrier below				
	3.1 Insulated Floor Above Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.2 Cantilevered Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Shafts	Requirements: Openings to unconditioned space are fully sealed with solid blocking or flashing and any remaining gaps are sealed with caulk or foam (provide fire-rated collars and caulking where required)				
	4.1 Duct Shaft	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4.2 Piping Shaft/Penetrations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4.3 Flue Shaft	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Attic/ Ceiling Interface	Requirements: • All attic penetrations and dropped ceilings include a full interior air barrier aligned with insulation with any gaps fully sealed with caulk, foam or tape • Movable insulation fits snugly in opening and air barrier is fully gasketed				
	5.1 Attic Access Panel (fully gasketed and insulated)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.2 Attic Drop-down Stair (fully gasketed and insulated)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.3 Dropped Ceiling/Soffit (full air barrier aligned with insulation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.4 Recessed Lighting Fixtures (ICAT labeled and sealed to drywall)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.5 Whole-house Fan (insulated cover gasketed to the opening)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Common Walls Between Dwelling Units	Requirements: Gap btwn drywall shaft wall (common wall) and structural framing btwn units is sealed at all exterior boundary conditions				
	6.1 Common Wall Between Dwelling Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rater Inspection Date: _____		Builder Inspection Date: _____			
Home Energy Rating Provider: _____		Builder Company Name: _____			
Home Energy Rater Company Name: _____		Builder Division Name: _____			
Home Energy Rater Signature: _____		Builder Employee Signature: _____			

EA 3: Air Infiltration

Maximum points: 3

Intent

Minimize energy consumption caused by uncontrolled air leakage into and out of conditioned spaces.

Requirements

Prerequisites

3.1 Reduced Envelope Leakage. Meet the air leakage requirements shown in **Table 17**. The air leakage rate must be tested and verified by an energy rater.

Credits

3.2 Greatly Reduced Envelope Leakage (2 points). Meet the air leakage requirements shown in **Table 17**. The air leakage rate must be tested and verified by an energy rater.

OR

3.3 Minimal Envelope Leakage (3 points). Meet the air leakage requirements shown in **Table 17**. The air leakage rate must be tested and verified by an energy rater.

Synergies and Trade-Offs

A project receiving points for EA 1 is not eligible for this credit, and vice versa. A project pursuing this credit must follow the prescriptive pathway and meet all the prerequisites in EA 2–10. Prerequisite EA 1.1 should be skipped. See the pathway schematic at the beginning of the EA section.

Natural air leakage through the envelope contributes to the overall ventilation rate of the home. From a health perspective, it is important to not underventilate a home. From an energy perspective, it is also important not to overventilate. EQ 4 addresses the balance between mechanical and natural ventilation.

Table 17: Air Leakage Requirements

LEED Criteria	Performance requirements (in ACH50)			
	IECC Climate Zones 1–2	IECC Climate Zones 3–4	IECC Climate Zones 5–7	IECC Climate Zone 8
EA 3.1: Reduced Envelope Leakage (mandatory)	7.0	6.0	5.0	4.0
EA 3.2: Greatly Reduced Envelope Leakage (optional)	5.0	4.25	3.5	2.75
EA 3.3: Minimal Envelope Leakage (optional)	3.0	2.5	2.0	1.5

EA 4: Windows

Maximum points: 3

Intent

Maximize the energy performance of windows.

Requirements

Prerequisites

4.1 Good Windows. Meet all the following requirements:

- Design and install windows and glass doors that have NFRC ratings that meet or exceed the window requirements of the ENERGY STAR for Homes national Builder Option Package (**Table 18**).
- The ratio of skylight glazing to conditioned floor area may not exceed 3%.¹ All skylights must meet the ENERGY STAR performance requirements for skylights, but are exempt from the requirements in **Table 18**.
- Homes in the North or North/Central climate zones that have a total window-to-floor area ratio (WFA) of 18% or more must meet a more stringent U-factor requirement (also applicable to EA 4.2 and 4.3):
$$\text{U-factor} = [0.18 / \text{WFA}] * [\text{U-factor from Table 18}]$$
- Homes in the South or South/Central climate zones that have a total window-to-floor area ratio (WFA) of 18% or more must meet a more stringent solar heat gain coefficient (SHGC) requirement (also applicable to EA 4.2 and 4.3):
$$\text{SHGC} = [0.18 / \text{WFA}] * [\text{SHGC from Table 18}]$$

Note: Up to 0.75% of the window-to-floor area may be used for decorative glass or skylight area that does not meet the U-factor and SHGC requirements above.

Credits

4.2 Enhanced Windows (2 points). Design and install windows and glass doors that have NFRC ratings that exceed the window requirements in the ENERGY STAR for Homes national Builder Option Package (**Table 18**).

OR

4.3 Exceptional Windows (3 points). Design and install windows and glass doors that have NFRC ratings that substantially exceed the window requirements in the ENERGY STAR for Homes national Builder Option Package (**Table 18**).

Synergies and Trade-Offs

A project receiving points for EA 1 is not eligible for this credit, and vice versa. A project pursuing this credit must follow the prescriptive pathway and meet all of the prerequisites in EA 2–10. Prerequisite EA 1.1 should be skipped. See the pathway schematic at the beginning of the EA section.

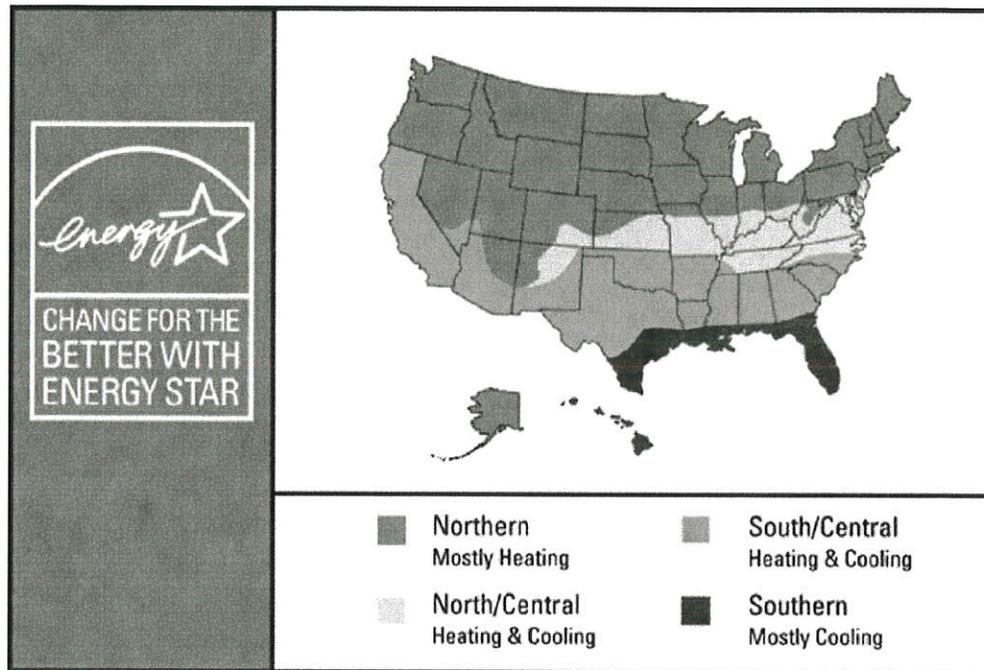
Improving the window performance may also reduce heating and/or cooling loads and the energy associated with operating heating and cooling equipment.

1. For example, a home with 2,000 square feet of conditioned floor area may not have more than 60 square feet of skylight glazing.

Table 18: ENERGY STAR Requirements for Windows and Glass Doors

	Metric	ENERGY STAR Zone			
		Northern	North Central	South Central	Southern
EA 4.1: Good Windows (prerequisite)	U-factor	≤0.35	≤0.40	≤0.40	≤0.55
	SHGC	Any	≤0.45	≤0.40	≤0.35
EA 4.2: Enhanced Windows (optional, 2 points)	U-factor	≤0.31	≤0.35	≤0.35	≤0.55
	SHGC	Any	≤0.40	≤0.35	≤0.33
EA 4.3: Exceptional Windows (optional, 3 points)	U-factor	≤0.28	≤0.32	≤0.32	≤0.55
	SHGC	Any	≤0.40	≤0.30	≤0.30

Figure 4: Zones for Window Specifications



EA 5: Heating and Cooling Distribution System

Maximum points: 3

Intent

Minimize energy consumption due to thermal bridges and/or leaks in the heating and cooling distribution system.

Requirements

A. Forced-Air Systems

Prerequisites

5.1 Reduced Distribution Losses. Meet the following requirements:

- Limit duct air leakage rate to outside the conditioned envelope. The tested duct leakage rate must be ≤ 4.0 cfm at 25 Pascals per 100 square feet of conditioned floor area (for each installed system), verified by the energy rater. Testing is waived if the home meets EA 5.3 (b) or (c).
- Do not install ducts in exterior walls unless extra insulation is added to maintain the overall UA for an exterior wall without ducts. Ducts may be run inside interior wall cavities but must be fully ducted (i.e., do not use the wall cavity as the duct).
- Use at least R-6 insulation around ducts in unconditioned spaces.

Credits

5.2 Greatly Reduced Distribution Losses (2 points). Limit duct air leakage to outside the conditioned envelope. The tested duct leakage rate must be ≤ 3.0 cfm at 25 Pascals per 100 square feet of conditioned floor area (for each installed system), verified by the energy rater.

OR

5.3 Minimal Distribution Losses (3 points). Meet one of the following requirements:

- Limit duct air leakage to outside the conditioned envelope. The tested duct leakage rate must be ≤ 1.0 cfm at 25 Pascals per 100 square feet of conditioned floor area, verified by the energy rater.
- Locate the air-handler unit and all ductwork within the conditioned envelope and minimize envelope leakage (i.e., meet the requirements of EA 3.3).
- Locate the air-handler unit and all ductwork visibly within conditioned spaces (i.e., no ductwork hidden in walls, chases, floors, or ceilings).

B. Nonducted HVAC Systems (e.g., Hydronic Systems)

Prerequisites

5.1 Reduced Distribution Losses. Use at least R-3 insulation around distribution pipes in unconditioned spaces.

Credits

5.2 Greatly Reduced Distribution Losses (2 points). Keep the system (including boiler and distribution pipes) entirely within the conditioned envelope.

5.3 Minimal Distribution Losses (1 point). Install outdoor reset control (i.e., controls that modulate distribution water temperature based on outdoor air temperature).

Synergies and Trade-Offs

A project receiving points for EA 1.2 is not eligible for this credit, and vice versa. A project pursuing this credit must follow the prescriptive pathway and meet all of the prerequisites in EA 2–10. Prerequisite EA 1.1 should be skipped. See the pathway schematic at the beginning of the EA section.

EQ 6 requires proper duct design to ensure adequate air flow and includes credit for testing air flow into each room.

MR 1.2–1.5 address framing efficiency. HVAC and framing efficiency are closely linked; floor, ceiling, and roof framing layouts should be designed to use framing material efficiently and at the same time accommodate duct runs as efficiently as possible. Addressing both simultaneously provides an opportunity to achieve multiple resource efficiencies through one design exercise.

EQ prerequisite 10 prohibits the placement of ductwork in the garage.

EA 6: Space Heating and Cooling Equipment

Maximum points: 4

Intent

Reduce energy consumption associated with the heating and cooling system.

Requirements

Note: Both the space heating and the space cooling equipment must meet the requirements of this credit. If only one type of equipment qualifies, then half the points should be taken. Homes built without air-conditioning should be modeled under EA 1, using the default (minimum efficiency allowed) in both the reference and the rated homes.

Prerequisites

6.1 Good HVAC Design and Installation. Meet each of the following requirements:

- Design and size HVAC equipment properly using ACCA Manual J, the ASHRAE 2001 Handbook of Fundamentals or an equivalent computation procedure.
- Install HVAC equipment that meets the requirements of the ENERGY STAR for Homes national Builder Option Package (**Table 19**).
- Install ENERGY STAR labeled programmable thermostat (except heat pumps and hydronic systems).

Credits

6.2 High-Efficiency HVAC (2 points). Design and install HVAC equipment that is better than the equipment required by the ENERGY STAR Builder Option Package (**Table 19**).

OR

6.3 Very High Efficiency HVAC (maximum 4 points). Design and install HVAC equipment that is substantially better than the equipment required by the ENERGY STAR Builder Option Package (**Table 19**). Any piping designed as part of a heat pump system to carry water that is well above (or below) the thermostatic temperature settings in the home must have R-4 insulation or greater.

Note: The maximum of 4 points is available only if a heat pump is installed. Furnace and boiler systems can earn a maximum of 3 points.

Synergies and Trade-Offs

A project receiving points for EA 1 is not eligible for this credit, and vice versa. A project pursuing this credit must follow the prescriptive pathway and meet all of the prerequisites in EA 2–10. Prerequisite EA 1.1 should be skipped. See the pathway schematic at the beginning of the EA section.

Substantial energy savings can be achieved by using heat recovery equipment. Heat or energy recovery systems are rewarded in EQ 4.2.

EQ 10 prohibits the placement of the air handler unit in the garage. EA 11 requires a refrigerant charge test and encourages the selection of preferred refrigerants.

Table 19(a): HVAC Requirements for IECC Climate Zones 4–8.

	HVAC equipment					
	Central AC and air source heat pumps	Furnaces (gas, oil or propane)	Boilers (gas, oil or propane)	Open loop	Closed loop	Direct expansion
EA 6.1: Good HVAC Design and Installation (prerequisite)	Cooling Heating	≥ 13 SEER ≥ 8.2 HSPF	≥ 90 AFUE	≥ 85 AFUE	≥ 14.1 EER ≥ 3.3 COP	≥ 15 EER ≥ 3.5 COP
EA 6.2: High-Efficiency HVAC (2 points)	Cooling Heating	≥ 14 SEER ≥ 8.6 HSPF	≥ 92 AFUE	≥ 87 AFUE	≥ 17.8 EER ≥ 4.0 COP	≥ 16.5 EER ≥ 3.9 COP
EA 6.3: Very High Efficiency HVAC (heat pump, 4 points; other systems, 3 points)	Cooling Heating	≥ 15 SEER ≥ 9.0 HSPF	≥ 94 AFUE*	≥ 90 AFUE	≥ 19.4 EER ≥ 4.3 COP	≥ 18 EER ≥ 4.2 COP

* Furnace with low electric energy use.

Table 19(b): HVAC Requirements for IECC Climate Zones 1–3.

	HVAC equipment					
	Central AC and air source heat pumps	Furnaces (gas, oil or propane)	Boilers (gas, oil or propane)	Open loop	Closed loop	Direct expansion
EA 6.1: Good HVAC Design and Installation (prerequisite)	Cooling Heating	≥ 14 SEER ≥ 8.2 HSPF	≥ 80 AFUE	≥ 80 AFUE	≥ 14.1 EER ≥ 3.3 COP	≥ 15 EER ≥ 3.5 COP
EA 6.2: High-Efficiency HVAC (2 points)	Cooling Heating	≥ 15 SEER ≥ 8.6 HSPF	≥ 90 AFUE	≥ 85 AFUE	≥ 17.8 EER ≥ 4.0 COP	≥ 16.5 EER ≥ 3.9 COP
EA 6.3: Very High Efficiency HVAC (heat pump, 4 points; other systems, 3 points)	Cooling Heating	≥ 16 SEER ≥ 9.0 HSPF	≥ 92 AFUE*	≥ 87 AFUE	≥ 19.4 EER ≥ 4.3 COP	≥ 18 EER ≥ 4.2 COP

* Furnace with low electric energy use.

EA 7: Water Heating

Maximum points: 6

Intent

Reduce energy consumption associated with the domestic hot water system, including improving the efficiency of both the hot water system design and the layout of the fixtures in the home.

Requirements

Prerequisites

None.

Credits

7.1 Efficient Hot Water Distribution (2 points). Design and install an energy-efficient hot water distribution system (see **Figure 5**). None of the branch length requirements below apply to cold water demand loads (e.g., toilets), washing machines, or tubs without showerheads. Select one of the following designs:

- a) Structured plumbing system. The system must meet all of the following:
 - i. The system must have a demand-controlled circulation loop that is insulated to at least R-4.
 - ii. The total length of the circulation loop must be less than 40 linear feet of plumbing in one-story homes. Add 2x the ceiling height for two-story homes, and add 4x the ceiling height for three- or four-story homes.
 - iii. Branch lines from the loop to each fixture must be ≤ 10 feet long and a maximum of 1/2-inch nominal diameter.
 - iv. The system must be designed with a push button control in each full bathroom and the kitchen and an automatic pump shut-off. ✓
- b) Central manifold distribution system. The system must meet all of the following:
 - i. The central manifold trunk must be no more than 6 feet in length.
 - ii. The central manifold trunk must be insulated to at least R-4.
 - iii. No branch line from the central manifold to any fixtures may exceed 20 feet in one-story homes. Add 1x the ceiling height for two-story homes, and add 2x the ceiling height for three- or four-story homes.
 - iv. Branch lines from the manifold must be a maximum of 1/2-inch nominal diameter.
- c) Compact design of conventional system. The system must meet all of the following:
 - i. No branch line from the water heater to any fixtures may exceed 20 feet in one-story homes. Add 1x the ceiling height for two-story homes, and add 2x the ceiling height for three- or four-story homes.
 - ii. Branch lines from the central header to each fixture must be a maximum of 1/2-inch nominal diameter.

7.2 Pipe Insulation (1 point). All domestic hot water piping shall have R-4 insulation. Insulation shall be properly installed on all piping elbows to adequately insulate the 90-degree bend.

Table 20: High-Efficiency Water Heating Equipment

Water heater type and efficiency requirement	Description	Points
Gas water heaters		
EF ≥ 0.53 (80 gallon)	High-efficiency storage water heater	1
EF ≥ 0.57 (60 gallon)	High-efficiency storage water heater	1
EF ≥ 0.61 (40 gallon)	High-efficiency storage water heater	1
EF ≥ 0.8	Storage or tankless water heater	2
CAE ≥ 0.8	Combination water and space heaters	2
Electric water heaters		
EF ≥ 0.89 (80 gallon)	High-efficiency storage water heater	1
EF ≥ 0.92 (50 gallon)	High-efficiency storage water heater	1
EF ≥ 0.93 (40 gallon)	High-efficiency storage water heater	1
EF ≥ 0.99	Tankless water heater	2
EF ≥ 2.0	Heat pump water heater	3
Solar water heaters (backup)		
≥ 40% of annual DHW load	With preheat tank	2
≥ 60% of annual DHW load	With preheat tank	3

EF = Energy factor. Energy factors for equipment from various manufacturers are available at <http://www.gamanet.org/gama/inforesources.nsf/vContentEntries/Product+Directories>.

CAE = Combined annual efficiency.

7.3 Efficient Domestic Hot Water (DHW) Equipment (maximum 3 points). Design and install energy-efficient water heating equipment. Select one measure from **Table 20** below.

Figure 5(a): Sample Schematic of a Structured Plumbing System

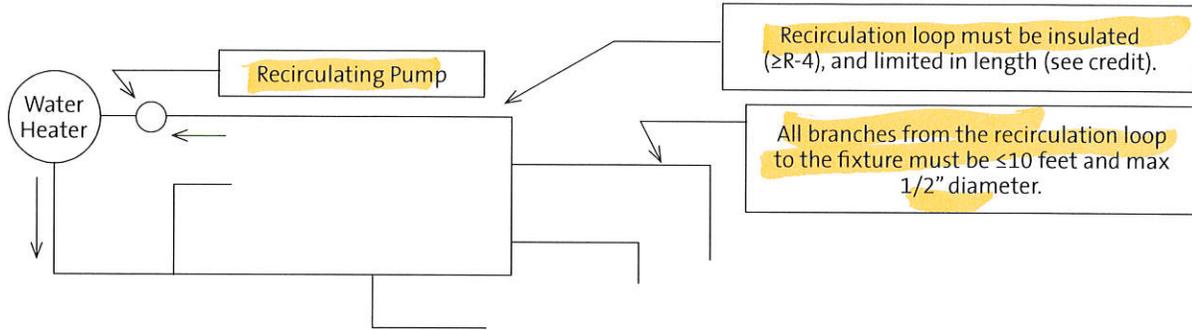


Figure 5(b): Sample Schematic of a Central Manifold Distribution System

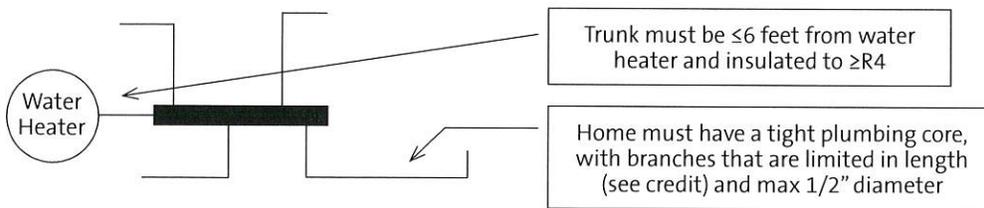
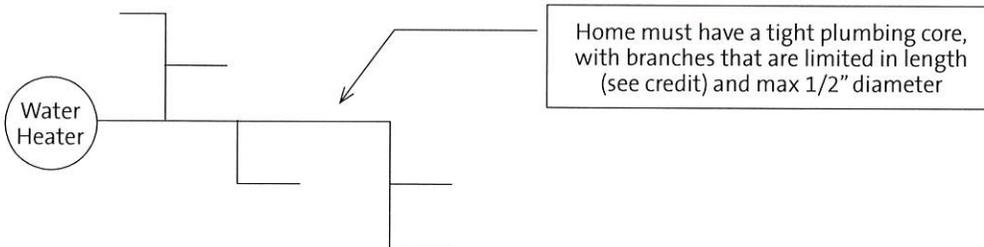


Figure 5(c): Sample Schematic of a Compact Design



Synergies and Trade-Offs

A project receiving points for EA 1 is not eligible for EA 7.3, and vice versa. A project pursuing EA 7.3 must follow the prescriptive pathway and meet all of the prerequisites in EA 2–10. Prerequisite EA 1.1 should be skipped. See the pathway schematic at the beginning of the EA section. EA 7.1 and 7.2 are available to every project, whether the performance approach (EA 1) or the prescriptive approach (EA 2–10) is used.

Low-flow showerheads and faucets may also reduce demand for hot water and resulting energy use for water heating. Points for installing low-flow showerheads are available under WE 3. Additional reductions in hot water energy use achieved through efficient appliances are addressed in EA 9.

EA 8: Lighting

Maximum points: 3

Intent

Reduce energy consumption associated with interior and exterior lighting.

Requirements

Prerequisites

8.1 ENERGY STAR Lights. Install at least four ENERGY STAR labeled light fixtures or ENERGY STAR labeled compact fluorescent light bulbs (CFLs) in high-use rooms (kitchen, dining room, living room, family room, hallways).

Credits

8.2 Improved Lighting (1.5 maximum points). Select and install one or both of the following measures:

- a) Indoor lighting (0.5 points). Install three additional ENERGY STAR labeled light fixtures or ENERGY STAR labeled compact fluorescent light bulbs (CFLs) in high-use rooms. These are in addition to the four ENERGY STAR lights required by EA 8.1.
- b) Exterior lighting (1 point). All exterior lighting must have either motion sensor controls or integrated photovoltaic cells. The following lighting is exempt: emergency lighting; lighting required by code for health and safety purposes; and lighting used for eye adaptation near covered vehicle entrances or exits.

OR

8.3 Advanced Lighting Package (3 points). Install ENERGY STAR Advanced Lighting Package using only ENERGY STAR labeled fixtures. The Advanced Lighting Package consists of a minimum of 60% ENERGY STAR qualified hard-wired fixtures and 100% ENERGY STAR-qualified ceiling fans (if any).

OR

Install ENERGY STAR labeled lamps in 80% of the fixtures throughout the home. ENERGY STAR labeled CFLs are acceptable. All ceiling fans must be ENERGY STAR labeled.

Synergies and Trade-Offs

A project receiving points for EA 1 is not eligible for this credit, and vice versa. A project pursuing this credit must follow the prescriptive pathway and meet all the associated prerequisites in EA 2–10. Prerequisite EA 1.1 should be skipped. See the pathway schematic at the beginning of the EA section.

Improving the lighting efficiency may also reduce cooling loads and the energy consumption associated with air-conditioning.

EA 9: Appliances

Maximum points: 3

Intent

Reduce appliance energy consumption.

Requirements

Prerequisites

None.

Credits

9.1 High-Efficiency Appliances (maximum 2 points). Install appliances from the list below. To receive points for one type (e.g., refrigerator), every appliance of that type must meet the applicable requirement below.

- a) ENERGY STAR labeled refrigerator(s) (1 point).
- b) ENERGY STAR labeled ceiling fans (at least one in living or family room and one per bedroom) (0.5 point).
- c) ENERGY STAR labeled dishwasher(s) that use 6.0 gallons or less per cycle (0.5 point).
- d) ENERGY STAR labeled clothes washer(s) (0.5 point).

9.2 Water-Efficient Clothes Washer (1 point). Install clothes washer with modified energy factor (MEF) ≥ 2.0 and water factor (WF) < 5.5 . A clothes washer that meets these requirements and the requirement in EA 9.1 can be counted for both.

Synergies and Trade-Offs

A project receiving points for EA 1 is not eligible for this credit, and vice versa. A project pursuing this credit must follow the prescriptive pathway and meet all the prerequisites in EA 2–10. Prerequisite EA 1.1 should be skipped. See the pathway schematic at the beginning of the EA section.

EA 10: Renewable Energy

Maximum points: 10

Intent

Reduce consumption of nonrenewable energy sources by encouraging the installation and operation of renewable electric generation systems.

Requirements

Prerequisites

None.

Credits

10. Renewable Energy System (maximum 10 points). Design and install a renewable electricity generation system. Use energy modeling to estimate both the energy supplied by the renewable energy system and the annual reference electrical load. Receive 1 point for every 3% of the annual reference electrical load met by the system.

Annual reference electric load is defined as the amount of electricity that a typical home (e.g., the HERS Reference Home) would consume in a typical year. The annual reference electric load must be determined using the procedures specified in the 2006 Mortgage Industry National Home Energy Rating Standards (HERS) Guidelines.

For example,

Annual reference electric load = 10,000 KWh

Annual electricity consumption in LEED home = 7,000 KWh

Annual electricity supplied by renewable energy system = 1,800 KWh

Percentage of annual reference electric load supplied by renewable energy system = $1,800 / 10,000$
= 18.0%

LEED points, under EA 10 = $18.0 \div 3 = 6.0$ points

Synergies and Trade-Offs

A project receiving points for EA 1 is not eligible for this credit, and vice versa. A project pursuing this credit must follow the prescriptive pathway and meet all of the prerequisites in EA 2–10. Prerequisite EA 1.1 should be skipped. See the pathway schematic at the beginning of the EA section.

Passive solar designs must be modeled and can take credit using the approach laid out in EA 1.

Solar hot water heating systems are rewarded in EA 7.3.

EA 11: Residential Refrigerant Management

Maximum points: 1

Intent

Select and test air-conditioning refrigerant to ensure performance and minimize contributions to ozone depletion and global warming.

Requirements

Prerequisites

11.1 Refrigerant Charge Test. Provide proof of proper refrigerant charge of the air-conditioning system (unless home has no mechanical cooling system).

Credits

11.2 Appropriate HVAC Refrigerants (1 point). Do one of the following:

- Do not use refrigerants.
- Install an HVAC system with non-HCFC refrigerant (e.g., R-410a).
- Install an HVAC system with a refrigerant that complies with the following equation. (See **Table 21** for examples of the equation applied to R410a used in different system sizes).

$$LCGWP + LCODP \times 10^5 \leq 160$$

where

$$LCODP = [ODPr \times (Lr \times Life + Mr) \times Rc] / Life$$

$$LCGWP = [GWPr \times (Lr \times Life + Mr) \times Rc] / Life$$

LCODP = Lifecycle Ozone Depletion Potential (lb CFC11/ton-year)

LCGWP = Lifecycle Direct Global Warming Potential (lb CO₂/ton-year)

GWPr = Global Warming Potential of Refrigerant (0–12,000 lb CO₂/lbr)

ODPr = Ozone Depletion Potential of Refrigerant (0–0.2 lb CFC11/lbr)

Lr = Refrigerant Leakage Rate (0.5–2.0%; default of 2% unless otherwise demonstrated)

Mr = End-of-life Refrigerant Loss (2.0–10%; default of 10% unless otherwise demonstrated)

Rc = Refrigerant Charge (0.50–5.0 lbs of refrigerant per ton of cooling capacity)

Life = Equipment Life (10–35 years; default based on equipment type, unless otherwise demonstrated)

Synergies and Trade-Offs

Efficient air-conditioning systems are covered under EA 6.

This credit is available to every project, whether the performance approach (EA 1) or the prescriptive approach (EA 2–10) is used.

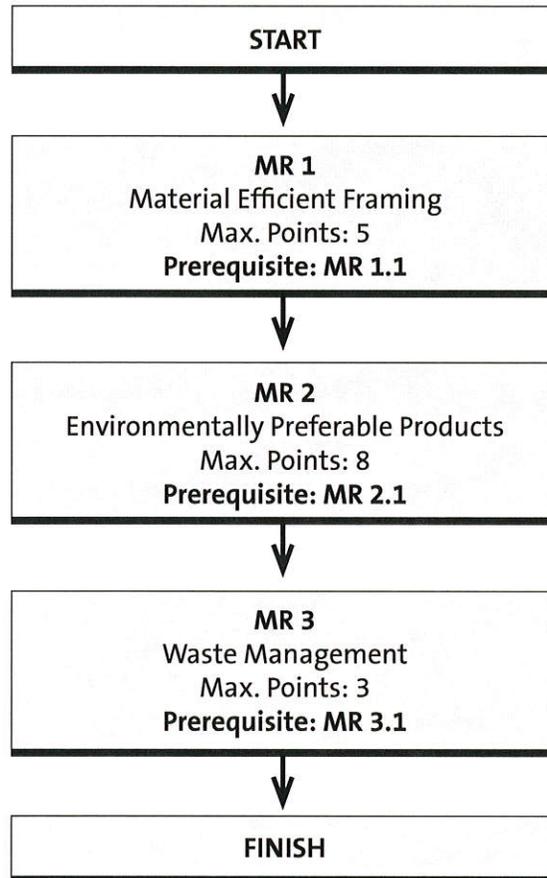
Table 21: Examples of Residential Refrigerants Eligible for EA 11.2

Refrigerant	Combined LCGWP+ LCODP score	System size	Refrigerant charge	Leakage rate	Equipment life
R410a	152	2 tons	3.7 lb/ton	1.5%	15 years
R410a	151	3 tons	3.0 lb/ton	2.0%	15 years
R410a	151	4 tons	3.0 lb/ton	2.0%	15 years
R410a	121	5 tons	3.0 lb/ton	2.0%	15 years

Materials and Resources (MR)

Pathway through the MR Category

Important Note: A minimum of **2 points** must be achieved in the MR Category



MR 1: Material-Efficient Framing

Maximum points: 5

Intent

Optimize the use of framing materials.

Requirements

Prerequisites

- 1.1 Framing Order Waste Factor Limit.** Limit the overall estimated waste factor to 10% or less. If the waste factor on any portion of the framing order exceeds 10%, calculate the overall waste factor as shown in **Table 22**.

Waste factor is defined as the percentage of framing material ordered in excess of the estimated material needed for construction.

Table 22: Sample Framing Order Waste Factor Calculation

Framing component	Total cost	Waste factor	Waste cost
Random lengths	\$1,000	15%	\$150
Studs	\$2,000	5%	\$100
Beams and headers	\$500	20%	\$100
Roof deck	\$2,000	0%	\$0
Wall sheathing	\$0	0%	\$0
Rafters	\$2,000	0%	\$0
Ceiling joists	\$1,500	10%	\$150
Cornice work	\$3,000	10%	\$300
TOTAL	\$12,000		\$1,000
Overall waste factor (waste \$ / cost \$)			8.3%

Credits

- 1.2 Detailed Framing Documents (1 point).** Prior to construction, create detailed framing plans or scopes of work and accompanying architectural details for use on the job site. Indicate the specific locations, spacing, and sizes of all framing members in the floors, walls, roof, and ceiling (if different from the roof).
- 1.3 Detailed Cut List and Lumber Order (1 point).** The requirements in MR 1.2 must be met to earn this credit. Prior to construction, create a detailed cut list and lumber order that corresponds directly to the framing plans and/or scopes of work.

AND/OR

- 1.4 Framing Efficiencies (maximum 3 points).** Implement measures from **Table 23**.

OR

- 1.5 Off-Site Fabrication (4 points).** Use either of the following alternatives to on-site framing:

- a) Panelized construction. Wall, roof, and floor components are delivered to the job site preframed.
- b) Modular, prefabricated construction. All principal building sections are delivered to the job site as prefabricated modules.

Table 23: Efficient Framing Measures

Measure	Points
Precut framing packages	1.0
Open-web floor trusses	1.0
Structural insulated panel (SIP) walls	1.0
SIP roof	1.0
SIP floors	1.0
Stud spacing greater than 16" o.c.	1.0
Ceiling joist spacing greater than 16" o.c.	0.5
Floor joist spacing greater than 16" o.c.	0.5
Roof rafter spacing greater than 16" o.c.	0.5
Implement any 2 of the following: <ul style="list-style-type: none"> ■ Size headers for actual loads ■ Use ladder blocking or drywall clips ■ Use 2-stud corners 	0.5

Note: Alternative measures not listed in Table 23 may be eligible to earn points if they save comparable amounts of framing material. A formal credit interpretation request with full justification of any alternative measure's potential savings must be submitted by the Provider to USGBC.

Synergies and Trade-Offs

Reduced framing can reduce the number and size of thermal breaks and increase the amount of insulation installed, leading to better energy performance (EA 1 and 2).

Credit MR 1.2 is a prerequisite for MR 1.3. A home that earns points for MR 1.2, 1.3 and 1.4 cannot earn points for MR 1.5, and vice versa.

Optimizing the use of framing will reduce the amount of construction waste (MR 3.2).

MR 2: Environmentally Preferable Products

Maximum points: 8

Intent

Increase demand for environmentally preferable products and products or building components that are extracted, processed, and manufactured within the region.

Requirements

Prerequisites

2.1 FSC Certified Tropical Wood. Meet the following two requirements, as applicable:

- a) Provide all wood product suppliers with a notice (see **Figure 6**, below) containing all the following elements:
 - i. a statement that the builder's preference is to purchase products containing tropical wood only if it is FSC-certified;
 - ii. a request for the country of manufacture of each product supplied; and
 - iii. a request for a list of FSC-certified tropical wood products the vendor can supply.
- b) If tropical wood is intentionally used (i.e., specified in purchasing documents), use only FSC-certified tropical wood products. Reused or reclaimed materials are exempt.

Note: A species of wood is considered tropical for the purposes of this prerequisite if it is grown in a country that lies between the Tropics of Cancer and Capricorn.

Credits

2.2 Environmentally Preferable Products (0.5 point each, maximum 8 points). Use building component materials that meet one or more of the criteria below. Except as noted in **Table 24**, a material must make up 90% of the component, by weight or volume. A single component that meets each criterion (i.e., environmentally preferable, low emissions, and local sourcing) can earn points for each.

- a) **Environmentally preferable products (0.5 point per component).** Use products that meet the specifications in **Table 24**.

*Note: Recycled content products must contain a minimum of 25% postconsumer recycled content, except as noted in **Table 24**. Postindustrial (preconsumer) recycled content must be counted at half the rate of post-consumer content.*

AND/OR

- b) **Low emissions (0.5 point per component).** Use products that meet the emissions specifications in **Table 24**.

AND/OR

- c) **Local production (0.5 point per component).** Use products that were extracted, processed, and manufactured within 500 miles of the home.

Figure 6: Example Notice to Wood Products Suppliers

Notice to Vendors: [The company] prefers to purchase products that contain tropical wood only if they are certified according to the guidelines of the Forest Stewardship Council (FSC). Please provide the country of manufacture of each product you expect to supply to us. Also please provide a list of FSC-certified products you can supply.

Table 25: Standards for Environmentally Preferable Paints and Coatings

Component	Applicable standard (VOC content)	Reference
Architectural paints, coatings and primers applied to interior walls and ceilings	Flats: 50 g/L Nonflats: 150 g/L	Green Seal Standard GS-11, Paints, 1st Edition, May 20, 1993
Anticorrosive and antirust paints applied to interior ferrous metal substrates	250 g/L	Green Seal Standard GC-03, Anti-Corrosive Paints, 2nd Edition, January 7, 1997
Clear wood finishes	Varnish: 350 g/L Lacquer: 550 g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Floor coatings	100 g/L	
Sealers	Waterproofing: 250 g/L Sanding: 275 g/L All others: 200 g/L	
Shellacs	Clear: 730 g/L Pigmented: 550 g/L	
Stains	250 g/L	

Synergies and Trade-Offs

Products with low emissions of volatile organic compounds (VOCs) may improve indoor air quality. Such products are included in this credit rather than in the EQ section in order to consolidate information pertaining to materials selection, specification, and purchase.

A substantial amount of energy is used to transport materials from product manufacturing plants to home construction sites. Choosing local products will reduce the embedded transportation energy usage associated with construction.

Table 26: Standards for Low-Emissions Adhesives and Sealants (meet South Coast Air Quality Management District Rule #1168)

	Applicable standard (VOC content, g/L less water)
Architectural applications	
Indoor carpet adhesives	50
Carpet pad adhesives	50
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
VCT and asphalt adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Specialty applications	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special-purpose contact adhesive	250
Structural wood member adhesive	140
Sheet-applied rubber lining operations	850
Top and trim adhesive	250
Substrate-specific applications	
Metal to metal	30
Plastic foams	50
Porous materials (except wood)	50
Wood	30
Fiberglass	80
Sealants	
Architectural	250
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
Sealant primers	
Architectural nonporous	250
Architectural porous	775
Other	750

MR 3: Waste Management

Maximum points: 3

Intent

Reduce waste generation to a level below the industry norm.

Requirements

Prerequisites

3.1 Construction Waste Management Planning. Complete the following tasks related to management of construction waste:

- a) Investigate and document local options for diversion (e.g. recycling, reuse) of all anticipated major constituents of the project waste stream, including cardboard packaging and household recyclables (e.g., beverage containers).
- b) Document the diversion rate for construction waste. Record the diversion rate for land clearing and/or demolition, if applicable (e.g., on gut rehab project), separately from the rate for the new construction phase of the project.

Credits

3.2 Construction Waste Reduction (maximum 3 points). Reduce or divert waste generated from new construction activities from landfills and incinerators to a level below the industry norm. Use either of two options:

- a) **Reduced construction waste.** Generate 2.5 pounds (or 0.016 cubic yards) or less of net waste (not including waste diverted for reclamation or recycling) per square foot of conditioned floor area. Use column 1 or 2 and column 5 of **Table 27** to determine the score.²
- b) **Increased waste diversion.** Divert 25% or more of the total materials taken off the construction site from landfills and incinerators. Use column 3 or 4 and column 5 of **Table 27** to determine the score; calculate the percentage using either weight or volume.

Note: Land clearing and demolition waste (e.g., from removal of preexisting structures on the site) should not be counted in this calculation.

Synergies and Trade-Offs

Waste can be minimized by creating a detailed framing plan and using advanced framing techniques or off-site fabrication (MR 1).

The use of products with reclaimed or recycled content (MR 2.2) reduces both the production of new materials and the burden on landfills.

2. The industry average is 4.2 pounds (0.0265 cubic yards) of waste per square foot of conditioned floor area, based on data provided by the National Association of Home Builders' Research Center.

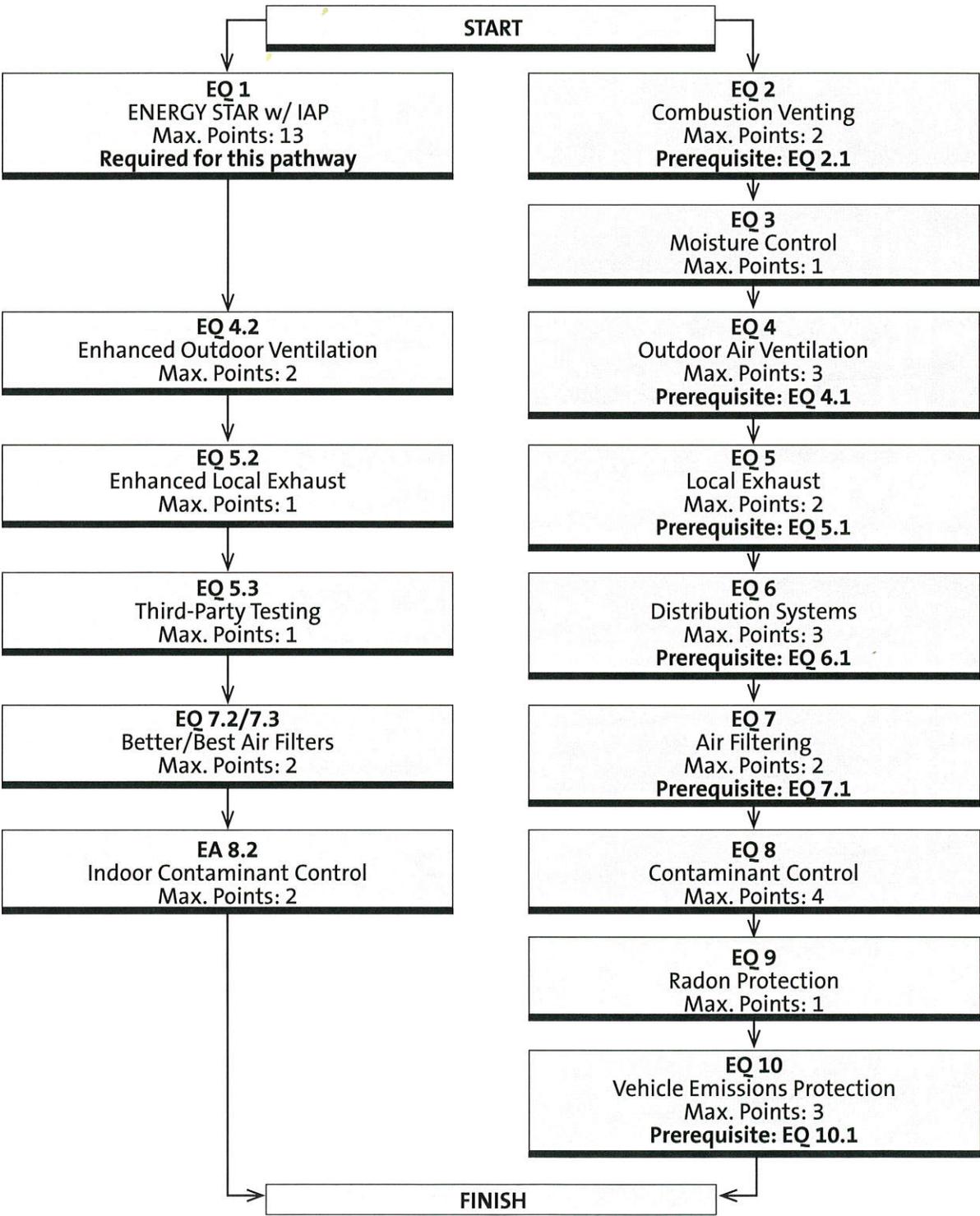
Table 27: Waste Diversion

Amount to landfills and incinerators				Points
Reduced construction waste		Increased waste diversion		
Pounds / ft ²	Cubic yards / 1,000 ft ²	Percentage waste	Percentage diverted	
4.0	25.5	100%	0%	0.0
3.5	22.3	88%	13%	0.0
3.0	19.1	75%	25%	0.5
2.5	15.9	63%	38%	1.0
2.0	12.8	50%	50%	1.5
1.5	9.6	38%	63%	2.0
1.0	6.4	25%	75%	2.5
0.5	3.2	13%	88%	3.0

Indoor Environmental Quality (EQ)

Optional Pathways through the EQ Category

Important Note: A minimum of **6 points** must be achieved in the EQ Category



EQ 1: ENERGY STAR with Indoor Air Package

Maximum points: 13

Intent

Improve the overall quality of a home's indoor environment by installing an approved bundle of air quality measures.

Requirements

Prerequisites

None.

Credits

- ENERGY STAR with Indoor Air Package (13 points).** Complete all the requirements of the U.S. Environmental Protection Agency's ENERGY STAR with Indoor Air Package (IAP).

Synergies and Trade-Offs

A project receiving points for this credit may skip the prerequisites in EQ 2-10, and is not eligible to earn points in EQ 2.2, 3, 4.3, 6, 8.1, 8.3, 9, and 10.

Achieving the measures in EPA's Indoor Air Package may qualify a home to receive points in other categories of the LEED for Homes Rating System. See **Table 28** for equivalencies.

Table 28: Applicability of ENERGY STAR Indoor Air Package Measures to LEED for Homes

LEED for Homes prerequisites / credits	Relevant Indoor Air Package measures	Applicability
Innovation & Design Process 2.1, 2.2	Various	Meeting Indoor Air Package specifications will address many durability issues listed in durability inspection checklist template.
Sustainable Sites 5	3.1–3.4	Depending on project location, meeting Indoor Air Package specifications may earn up to 2 LEED points.
Energy & Atmosphere 6.1	4.1, 7.4	Meeting Indoor Air Package specifications achieves prerequisites EA 6.1(a) and 6.1(c).
Materials & Resources 2.2	6.3–6.9	Depending on project details, meeting Indoor Air Package specifications may earn up to 2 LEED points.

EQ 2: Combustion Venting

Maximum points: 2

Intent

Minimize the leakage of combustion gases into the occupied space of the home.

Requirements

Prerequisites

2.1 Basic Combustion Venting Measures. Meet all the following requirements.

- a) No unvented combustion appliances (e.g., decorative logs) are allowed.
- b) A carbon monoxide (CO) monitor must be installed on each floor.
- c) All fireplaces and woodstoves must have doors.
- d) Space and water heating equipment that involves combustion must meet one of the following. Space heating systems in homes located in IECC-2007 climate zone 1 or 2 are exempt.
 - i. it must be designed and installed with closed combustion (i.e., sealed supply air and exhaust ducting);
 - ii. it must be designed and installed with power-vented exhaust; or
 - iii. it must be located in a detached utility building or open-air facility.

Credits

2.2 Enhanced Combustion Venting Measures (maximum 2 points). Install no fireplace or woodstove, or design and install a fireplace or woodstove according to the requirements in **Table 29**.

Conducting a Back-Draft Potential Test

Using the results from a blower-door test, measure the pressure difference created by the presence of a chimney-vented appliance. To ensure a limited risk of back-drafting, the pressure difference (ΔP) must be less than or equal to 5 Pascals, where

$$\Delta P = (Q/C)^{1/n} \text{ (must be } \leq 5 \text{ Pascals)}$$

and Q is equal to the sum of the rated exhaust provided by the two biggest exhaust appliances in the home, and C and n are both constants produced by the blower-door test results.

Synergies and Trade-Offs

A project receiving points for EQ 1 is not eligible to earn points in EQ 2.2. A project pursuing EQ 2.2 must meet all the prerequisites in EQ 2–10.

Table 29: Fireplace and Stove Combustion-Venting Requirements

Fireplace or stove	Enhanced combustion-venting measures	
	Better practice (1 point)	Best practice (2 points)
None	See 'best practice'.	Granted automatically.
Masonry wood-burning fireplace	Install masonry heater as defined by American Society for Testing and Materials Standard E-1602 and International Building Code 2112.1.	Meet requirement for 'better practice', and conduct back-draft potential test to ensure $\Delta P \leq 5$ Pascals (see "conducting a back-draft potential test" below).
Factory-built wood-burning fireplace	Install equipment listed by approved safety testing facility (e.g., UL, CSA, ETL) that either is EPA certified or meets the following: equipment with catalytic combustor must emit less than 4.1 g/hr of particulate matter, and equipment without catalytic combustor must emit less than 7.5 g/hr of particulate matter.	Meet requirement for better practice, and conduct back-draft potential test to ensure $\Delta P \leq 5$ Pascals (see "Conducting a Back-Draft Potential Test," below).
Woodstove and fireplace insert	Install equipment listed by approved safety testing facility that either is EPA certified or meets following requirement: equipment with catalytic combustor must emit less than 4.1 g/hr of particulate matter, and equipment without catalytic combustor must emit less than 7.5 g/hr of particulate matter.	Meet requirement for better practice, and conduct back-draft potential test to ensure $\Delta P \leq 5$ Pascals (see "conducting a back-draft potential test" below).
Natural gas, propane, or alcohol stove	Install equipment listed by approved safety testing facility that is power-vented or direct-vented and has permanently fixed glass front or gasketed door.	Meet requirement for better practice, and include electronic (not standing) pilot.
Pellet stove	Install equipment that is either EPA certified or listed by approved safety testing facility to have met requirements of ASTM E 1509-04, "Standard Specification for Room Heaters, Pellet Fuel-Burning Type."	Meet requirement for better practice, and include power venting or direct venting.

EQ 3: Moisture Control

Maximum points: 1

Intent

Control indoor moisture levels to provide comfort, reduce the risk of mold, and increase the durability of the home.

Requirements

Prerequisites

None.

Credits

3. **Moisture Load Control (1 point).** Install dehumidification equipment with sufficient latent capacity to maintain relative humidity at or below 60%. This must be achieved through one of the following:
 - a) Additional dehumidification system(s).
 - b) A central HVAC system equipped with additional controls to operate in dehumidification mode.

Note: LEED for Homes does not encourage active dehumidification for all projects. Work with the HVAC contractor to determine whether this credit is appropriate and/or necessary.

Synergies and Trade-Offs

A project receiving points for EQ 1 is not eligible to earn points in EQ 3. A project pursuing EQ 3 must meet all the prerequisites in EQ 2–10.

Water leakage through the building envelope can cause mold and other indoor environmental problems. Improved foundation, exterior walls, and roof water management should be addressed in the durability inspection checklist (ID 2).

In hot and humid climates, dehumidification can reduce the energy demands associated with air-conditioning (EA 1, 6).

EQ 4: Outdoor Air Ventilation

Maximum points: 3

Intent

Reduce occupant exposure to indoor pollutants by ventilating with outdoor air.

Requirements

Prerequisites

4.1 Basic Outdoor Air Ventilation. Design and install a whole building ventilation system that complies with ASHRAE Standard 62.2-2007. A summary of alternatives is provided below, but the HVAC contractor should review and follow the requirements of ASHRAE Standard 62.2-2007, Sections 4 and 7.

- a) Mild climate exemption. A home built in a climate with fewer than 4,500 infiltration degree-days³ is exempt from this prerequisite.
- b) Continuous ventilation. Meet the ventilation requirements in **Table 30** below.
- c) Intermittent ventilation. Use Equation 4.2 of ASHRAE Standard 62.2-2007 to demonstrate adequate ventilation air flow.
- d) Passive ventilation. Have a passive ventilation system approved and verified by a licensed HVAC engineer as providing ventilation equivalent to that achieved by continuous ventilation systems as described in **Table 30**.

Credits

4.2 Enhanced Outdoor Air Ventilation (2 points). Meet one of the following:

- a) In mild climates (fewer than 4,500 infiltration degree-days), install a whole-building active ventilation system that complies with ASHRAE Standard 62.2-2007.

OR

- b) Install a system that provides heat transfer between the incoming outdoor air stream and the exhaust air stream, such as a heat-recovery ventilator (HRV) or energy-recovery ventilator (ERV). The heat recovery system must be listed by a certified testing lab (e.g., UL, ETL).

4.3 Third-Party Performance Testing (1 point). Have a third-party test the flow rate of air brought into the home, and verify that the requirements of ASHRAE Standard 62.2-2007 are met. In exhaust-only ventilation systems, install exhaust ducts according to Table 7.1 of ASHRAE Standard 62.2-2007, and either test the flow rate out of the home or conduct air flow tests to ensure back-pressure of ≤ 0.20 inches w.c.

Synergies and Trade-Offs

A project receiving points for EQ 1 is not eligible to earn points for EQ 4.3, but may earn points for EQ 4.2. A project pursuing EQ 4.3 must meet all the prerequisites in EQ 2–10.

3. It is assumed that in mild climates (areas with fewer than 4,500 infiltration degree-days), the minimum outdoor air ventilation needs can be met with open windows and doors. Homes in these areas are also exempt from meeting the air filtering requirements of ASHRAE Standard 62.2-2007 under EQ 7.1.

Natural air leakage through the envelope contributes to the overall ventilation rate of the home (EA 3.1–3.3). From a health perspective, it is important not to underventilate a home. From an energy perspective, it is important not to overventilate.

Exhaust fans, which also provide the local exhaust required by EQ 5.1, can simultaneously provide the outdoor air ventilation system for the home.

A heat-recovery system can substantially reduce the energy used by the heating and cooling equipment (EA 6).

Table 30: Minimum Air Flow Requirements for Continuous Ventilation Systems, in cfm

Conditioned floor area (ft ²)	Bedrooms				
	0, 1	2, 3	4, 5	6, 7	> 7
≤ 1,500	30	45	60	75	90
1,501–3,000	45	60	75	90	105
3,001–4,500	60	75	90	105	120
4,501–6,000	75	90	105	120	135
6,001–7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

Credit: ASHRAE Standard 62.2, 2007. ©American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc., www.ashrae.org <<http://www.ashrae.org/>>

EQ 5: Local Exhaust

Maximum points: 2

Intent

Reduce moisture and exposure to indoor pollutants in kitchens and bathrooms.

Requirements

Prerequisites

5.1 Basic Local Exhaust. Meet all the following requirements:

- Design and install local exhaust systems in all bathrooms (including half-baths) and the kitchen to meet the requirements of Section 5 of ASHRAE Standard 62.2-2007. Sample requirements that relate to minimum intermittent local exhaust flow rates are shown in **Table 31**, below.
- Design and install the fans and ducts to meet the requirements of Section 7 of ASHRAE Standard 62.2-2007.
- Exhaust air to the outdoors (i.e., exhaust to attics or interstitial spaces is not permitted).
- Use ENERGY STAR labeled bathroom exhaust fans (except for exhaust fans serving multiple bathrooms).

Credits

5.2 Enhanced Local Exhaust (1 point). Use one of the following strategies in every bathroom to control the use of the local exhaust fan:

- An occupancy sensor.
- An automatic humidistat controller.
- An automatic timer to operate the fan for a timed interval after occupant leaves the room.
- A continuously operating exhaust fan.

5.3 Third-Party Performance Testing (1 point). Perform a third-party test of each exhaust air flow rate for compliance with the requirements in Section 5 of ASHRAE Standard 62.2-2007.

Synergies and Trade-Offs

A project receiving points for EQ 1 is eligible to earn points for EQ 5.2 and EQ 5.3.

If designed properly, exhaust fans can also provide sufficient outdoor air ventilation system for the entire home, as required by EQ 4.1.

Table 31: Minimum Air Flow Requirements for Intermittent Local Exhaust

Location	Minimum air flow
Kitchen	100 cfm; vented range hood required if exhaust fan flow rate is less than 5 kitchen air changes per hour.
Bathroom	50 cfm

EQ 6: Distribution of Space Heating and Cooling

Maximum points: 3

Intent

Provide appropriate distribution of space heating and cooling in the home to improve thermal comfort and energy performance.

Requirements

A. Forced-Air Systems:

Prerequisites

6.1 Room-by-Room Load Calculations. Perform design calculations (using ACCA Manuals J and D, the ASHRAE Handbook of Fundamentals, or an equivalent computation procedure) and install ducts accordingly.

Credits

6.2 Return Air Flow (1 point). Ensure that every room (except baths, kitchens, closets, pantries, and laundry rooms) has adequate return air flow through the use of multiple returns, transfer grilles, or jump ducts. Meet one of the following requirements:

- Size the opening to 1 square inch per cfm of supply (this area may include free area undercut below door).
- Demonstrate that the pressure differential between closed rooms and adjacent spaces with return is no greater than 2.5 Pa (0.01 inch w.c.).

6.3 Third-Party Performance Test (2 points). Have the total supply air flow rates in each room tested using a flow hood with doors closed, or one of the other acceptable methods cited by the ACCA Quality Installation Specifications. Supply air flow rates must be within +/- 15% (or +/- 10 cfm) of calculated values from ACCA Manual J (as required by EA 6.1).

B. Nonducted HVAC Systems (e.g., Hydronic Systems):

Prerequisites

6.1 Room-by-Room Load Calculations. Perform design calculations (using ACCA Manual J and D, the ASHRAE Handbook of Fundamentals, or an equivalent computation procedure) and install system accordingly.

Credits

6.2 Room-by-Room Controls (1 point). Design the HVAC system with flow control valves on every radiator.

6.3 Multiple Zones (2 points). Install nonducted HVAC system with at least two distinct zones with independent thermostat controls.

Synergies and Trade-Offs

A project receiving points for EQ 1 is not eligible to earn points for EQ 6.2 or EQ 6.3. A project pursuing EQ 6.2 or EQ 6.3 must meet all the prerequisites in EQ 2–10.

The choice of air filter (EQ 7) should be made prior to duct design, to ensure adequate air flow. Filters with a high MERV can create a large pressure drop that should be accommodated during system design.

Space heating and cooling loads and room air flow rates must be calculated using ACCA Manual J (EA 6.1). The design calculations conducted for this credit should be based on those Manual J calculations.

Duct installation should be visually inspected during the predrywall insulation inspection (EA 5).

EQ 7: Air Filtering

Maximum points: 2

Intent

Reduce particulate matter from the air supply system.

Requirements

A. Forced-Air Systems:

Prerequisites

- 7.1 **Good Filters.** Install air filters with a minimum efficiency reporting value (MERV) ≥ 8 and ensure that air handlers can maintain adequate pressure and air flow. Air filter housings must be airtight to prevent bypass or leakage.

Credits

- 7.2 **Better Filters (1 point).** Install air filters \geq MERV 10 and ensure that air handlers can maintain adequate pressure and air flow. Air filter housings must be airtight to prevent bypass or leakage.

OR

- 7.3 **Best Filters (2 points).** Install air filters \geq MERV 13 and ensure that air handlers can maintain adequate pressure and air flow. Air filter housings must be airtight to prevent bypass or leakage.

B. Nonducted HVAC Systems (e.g., Hydronic Systems):

Prerequisites

- 7.1 **Good Filters.** Install air filters \geq MERV 8 and maintain adequate pressure and air flow in any mechanical ventilation systems. A home in a climate with fewer than 4,500 infiltration degree-days, or a home that uses only passive or exhaust-only ventilation, is exempt from this requirement.

Credits

- 7.2 **Better Filters (1 point).** Install air filters \geq MERV 10 and maintain adequate pressure and air flow for any mechanical ventilation systems.

- 7.3 **Best Filters (2 points).** Install air filters \geq MERV 13 and maintain adequate pressure and air flow for any mechanical ventilation systems.

Synergies and Trade-Offs

A project receiving points for EQ 1 is eligible to earn points for EQ 7.2 or EQ 7.3.

The choice of air filter should be made during or prior to duct design (EQ 6) to ensure adequate air flow. Filters with a high MERV can create a large pressure drop that should be accommodated during system design.

EQ 8: Contaminant Control

Maximum points: 4

Intent

Reduce occupants' and construction workers' exposure to indoor airborne contaminants through source control and removal.

Requirements

Prerequisites

None.

Credits

8.1 Indoor Contaminant Control during Construction (1 point). Upon installation, seal all permanent ducts and vents to minimize contamination during construction. Remove any seals after all phases of construction are completed.

8.2 Indoor Contaminant Control (1 point each, maximum 2 points). Select from the following measures:

- a) Design and install permanent walk-off mats at each entry that are at least 4 feet in length and allow accessibility for cleaning (e.g., grating with catch basin).
- b) Design a shoe removal and storage space near the primary entryway, separated from living areas. This space may not have wall-to-wall carpeting, and it must be large enough to accommodate a bench and at least two pairs of shoes per bedroom.
- c) Install a central vacuum system with exhaust to the outdoors. Ensure that the exhaust is not near any ventilation air intake.

8.3 Preoccupancy Flush (1 point). Flush the home with fresh air, according to the following guidelines:

- a) Flush prior to occupancy but after all phases of construction are completed.
- b) Flush the entire home, keeping all interior doors open.
- c) Flush for 48 total hours; the hours may be nonconsecutive, if necessary.
- d) Keep all windows open and run a fan (e.g., HVAC system fan) continuously or flush the home with all HVAC fans and exhaust fans operating continuously at the highest flow rate.
- e) Use additional fans to circulate air within the home.
- f) Replace or clean HVAC air filter afterward, as necessary.

Synergies and Trade-Offs

A project receiving points for EQ 1 is not eligible to earn points for EQ 8.1 or EQ 8.3, but may earn points for EQ 8.2. A project pursuing EQ 8.2 must meet all the prerequisites in EQ 2–10.

Products with low VOC emissions greatly benefit indoor air quality. Source control of these kinds of emissions is addressed in MR 2.

EQ 9: Radon Protection

Maximum points: 1

Intent

Reduce occupant exposure to radon gas and other soil gas contaminants.

Requirements

Prerequisites

9.1 Radon-Resistant Construction in High-Risk Areas. If the home is in EPA Radon Zone 1, design and build the home with radon-resistant construction techniques as prescribed by EPA, the International Residential Code, Washington State Ventilation and Indoor Air Quality Code, or some equivalent code or standard.

Credits

9.2 Radon-Resistant Construction in Moderate-Risk Areas (1 point). If the home is outside EPA Radon Zone 1, design and build the home with radon-resistant construction techniques as prescribed by EPA, the International Residential Code, Washington State Ventilation and Indoor Air Quality Code, or some equivalent code or standard.

Note: Radon-resistant construction does not guarantee that occupants will not be exposed to radon. The Surgeon General and EPA recommend that every home in the country be tested for radon. Information about radon testing is available at the EPA Web site, at www.epa.gov/radon/radontest.html.

Synergies and Trade-Offs

A project receiving points for EQ 1 is not eligible to earn points for EQ 9.2.

EQ 10: Garage Pollutant Protection

Maximum points: 3

Intent

Reduce occupant exposure to indoor pollutants originating from an adjacent garage.

Requirements

Prerequisites

10.1 No HVAC in Garage. Place all air-handling equipment and ductwork outside the fire-rated envelope of the garage.

Credits

10.2 Minimize Pollutants from Garage (2 points). Tightly seal shared surfaces between garage and conditioned spaces, including all of the following:

- a) In conditioned spaces above the garage:
 - i) seal all penetrations;
 - ii) seal all connecting floor and ceiling joist bays; and
 - iii) paint walls and ceilings (carbon monoxide can penetrate unfinished drywall through diffusion).
- b) In conditioned spaces next to the garage:
 - i) weather-strip all doors;
 - ii) place carbon monoxide detectors in adjacent rooms that share a door with the garage;
 - iii) seal all penetrations; and
 - iv) seal all cracks at the base of the walls.

AND/OR

10.3 Exhaust Fan in Garage (1 point). Install an exhaust fan in the garage that is rated for continuous operation and designed to be operated in one of the following ways. Nonducted exhaust fans must be 70 cfm or greater, and ducted exhaust fans must be 100 cfm or greater.

- a) Fan must run continuously; or
- b) Fan must be designed with an automatic timer control linked to an occupant sensor, light switch, garage door opening-closing mechanism, carbon monoxide sensor, or equivalent. The timer must be set to provide at least three air changes each time the fan is turned on.

OR

10.4 Detached Garage or No Garage (3 points).

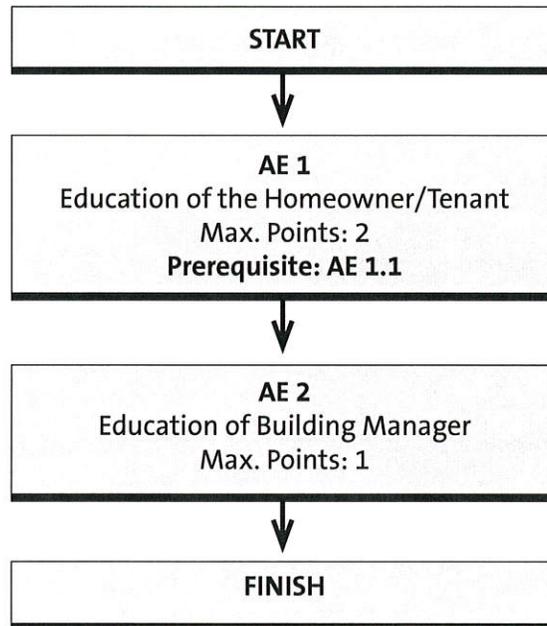
Synergies and Trade-Offs

A project receiving points for EQ 1 is not eligible to earn points for EQ 10.2, EQ 10.3, or EQ 10.4. A project receiving points EQ 10.4 is not eligible to earn points for EQ 10.2 or 10.3, and vice versa.

EQ 10.1 should be taken into consideration when designing the HVAC and heating and cooling distribution system (EA 5, 6; EQ 4, 6).

Awareness & Education (AE)

Pathway through the AE Category



AE 1: Education of the Homeowner or Tenant

Maximum points: 2

Intent

Maintain the performance of the home by educating the occupants (i.e., the homeowner or tenant) about the operations and maintenance of the home's LEED features and equipment.

Requirements

Prerequisites

1.1 Basic Operations Training. Provide the home's occupant(s) with the following:

- a) An operations and maintenance manual or binder that includes all the following items:
 - i. The completed checklist of LEED for Homes features.
 - ii. A copy of each signed Accountability Form.
 - iii. A copy of the durability inspection checklist.
 - iv. The product manufacturers' manuals for all installed equipment, fixtures, and appliances.
 - v. General information on efficient use of energy, water, and natural resources.
 - vi. Operations and maintenance guidance for any LEED for Homes–related equipment installed in the home, including
 - space heating and cooling equipment;
 - mechanical ventilation equipment;
 - humidity control equipment;
 - radon protection system;
 - renewable energy system; and
 - irrigation, rain water harvesting, and or graywater system.
 - vii. Guidance on occupant activities and choices, including the following:
 - cleaning materials, methods, and supplies;
 - water-efficient landscaping;
 - impacts of chemical fertilizers and pesticides;
 - irrigation;
 - lighting selection; and
 - appliance selection.
 - viii. Educational information on “green power”.
- b) A minimum one-hour walkthrough of the home with the occupant(s), featuring the following:
 - i. Identification of all installed equipment.
 - ii. Instruction in how to use the measures and operate the equipment.
 - iii. Information on how to maintain the measures and equipment.

Credits

1.2 Enhanced Training (1 point). Provide two hours of training for the occupant(s) in addition to the training provided for AE 1.1. Examples of eligible trainings include:

- a) An additional walkthrough or training held in another home that has similar green measures and equipment.
- b) A builder- or developer-sponsored meeting of potential homebuyers that informs participants of the unique features of a LEED home.
- c) A group homebuyer training that includes discussion of the required items in the occupant's operations and maintenance manual, including information on efficient use of resources, appropriate use of measures and systems and proper maintenance of measures and systems.
- d) A homebuyer DVD with operations and maintenance information on the home's LEED for Homes measures.

1.3 Public Awareness (1 point). Promote general public awareness about LEED for Homes by conducting at least three of the following activities:

- a) Hold an advertised, attended public open house that lasts at least four hours per day on at least four weekends, or participate in a green building exhibition or tour. The home or building must display at least four informational stations about the LEED for Homes features (and/or offer a guided tour that highlights at least four LEED for Homes features).
- b) Publish a website with at least two pages that provides detailed information about the features and benefits of LEED homes.
- c) Generate a newspaper article on the LEED for Homes project.
- d) Display LEED for Homes signage, measuring six square feet or more, on the exterior of the home or building.

Synergies and Trade-Offs

Many of the measures in the Rating System should be addressed in the operations manual and the on-site training, particularly any measures that require routine maintenance (e.g., air filters) or instruction for proper operation (e.g., heat-recovery systems).

AE 2: Education of Building Manager

Maximum points: 1

Intent

Maintain the performance of the home by educating the building manager about the operations and maintenance of the home's LEED features and equipment.

Requirements

Prerequisites

None.

Credits

- 2. Education of Building Manager (1 point).** For multifamily buildings (more than five units), provide the building manager with the following:
- a) A building owner's manual or binder that includes these items:
 - i. The completed checklist of LEED for Homes features.
 - ii. A copy of each signed Accountability Form.
 - iii. A copy of the durability inspection checklist.
 - iv. The product manufacturers' manuals for all installed equipment, fixtures, and appliances.
 - v. General information on efficient use of energy, water, and natural resources.
 - vi. Operations and maintenance guidance for any LEED for Homes related equipment installed in the home, including:
 - space heating and cooling equipment;
 - mechanical ventilation equipment;
 - humidity control equipment;
 - radon protection system;
 - renewable energy system; and
 - irrigation, rainwater harvesting, and/or graywater system.
 - vii. Guidance on occupant activities and choices, including the following:
 - cleaning materials, methods, and supplies;
 - water-efficient landscaping;
 - impacts of chemical fertilizers and pesticides;
 - irrigation;
 - lighting selection; and
 - appliance selection.
 - viii. Educational information on "green power".

-
- b) A minimum one-hour walkthrough of the building before occupancy, featuring the following:
- i. Identification of all installed equipment.
 - ii. Instruction in how to use the measures and operate the equipment in each unit.
 - iii. Information on how to maintain the measures and equipment in each unit.

Synergies and Trade-Offs

Many of the measures in the Rating System should be addressed in the building manager's manual and on-site training, particularly any measures that require routine maintenance (e.g., air filters) or specific instruction for proper operation (e.g., heat-recovery systems).

Abbreviations and Acronyms

ACCA	Air Conditioning Contractors of America	FEMA	US Federal Emergency Management Agency
AE	Awareness & Education section	FSC	Forest Stewardship Council
AFUE	annual fuel utilization efficiency	GPF	gallons per flush
ALP	ENERGY STAR Advanced Lighting Package	GPM	gallons per minute
AP	LEED Accredited Professional	HCFC	hydrochlorofluorocarbon
ASHRAE	American Society of Heating, Refrigerating, and Air Conditioning Engineers	HEPA	high-efficiency particle absorbing
ASME	American Society of Mechanical Engineers	HERS	Home Energy Rating Standards
ASTM	American Society for Testing and Materials	HET	high-efficiency toilet
CAE	combined annual efficiency	HOA	homeowner's association
CFA	conditioned floor area	HSPF	heating season performance factor
CFC	chlorofluorocarbon	HVAC	heating, ventilation, and air conditioning
CFL	compact fluorescent light	IAP	ENERGY STAR with Indoor Air Package
CFM	cubic feet per minute	IAQ	indoor air quality
CFR	US Code of Federal Regulations	ICF	insulated concrete form
CIR	Credit Interpretation Request	ID	Innovation & Design section
CO	carbon monoxide	IDR	Innovative Design Request
COC	chain of custody	IECC	International Energy Conservation Code
COP	coefficient of performance	IRC	International Residential Code
CRI	Carpet & Rug Institute	KW	kilowatt
CZ	climate zone	KWH	kilowatt-hour
DHW	domestic hot water	LED	light-emitting diode
DOE	US Department of Energy	LEED	Leadership in Energy and Environmental Design
DU	distribution uniformity	LL	Location & Linkages section
EA	Energy & Atmosphere section	MEF	modified energy factor
EER	energy efficiency rating	MERV	minimum efficiency reporting value
EERE	US Office of Energy Efficiency and Renewable Energy	MR	Materials & Resources section
EF	energy factor	NFRC	National Fenestration Rating Council
EPA	US Environmental Protection Agency	OSB	oriented strand board
ET	evapo-transpiration	RESNET	Residential Energy Services Network
EQ	Indoor Environmental Quality section	SCS	Scientific Certification Systems
		SEER	seasonal energy efficiency rating

SHGC	solar heat gain coefficient
SIP	structural insulated panels
SS	Sustainable Sites section
SRI	solar reflectance index
TASC	Technical Advisory Subcommittee
UL	Underwriter's Laboratory
USGBC	U.S. Green Building Council
VOC	volatile organic compound
WE	Water Efficiency section
WF	water factor
WFA	window-to-floor ratio

Glossary

Adhesive

Any substance used to bond one surface to another by attachment. Adhesives include adhesive bonding primers, adhesive primers, adhesive primers for plastics, and any other primer.

Albedo

A measure of the reflectivity of a surface. High-albedo materials are very reflective of solar radiation.

Balancing Damper

An adjustable plate that regulates air flow within ducts.

Bedroom

In LEED for Homes, any room or space that could be used or is intended to be used for sleeping purposes and meets local fire and building code requirements.

Borate

A wood preservative that is nontoxic to humans but highly toxic to wood-boring insects, such as termites.

Buildable Land

The portion of a site where construction can occur. Buildable land excludes public streets and other public rights-of-way, land occupied by nonresidential structures, public parks and land excluded from residential development by law.

Built Environment

The manmade alterations to a specific area, including its natural resources. On a home site, this includes everything that has been disturbed during construction.

Catchment

The surface area of a roof that captures rainwater for a rainwater harvesting system.

Central Vacuum System

A network of tubing with inlets throughout the house designed to remove dust and debris to a remote receptacle. A central vacuum system is more efficient than a traditional vacuum cleaner.

Chain-of-Custody

In forest certification, the path taken by raw materials, processed materials, and products from the forest to the consumer, including all successive stages of processing, transformation, manufacturing and distribution. A chain-of-custody certificate number on invoices for nonlabeled products indicates that the certifier's guidelines for product accounting have been followed. A chain-of-custody certification is not required by distributors of a product that is individually labeled with the Forest Stewardship Council logo and manufacturer's chain-of-custody number.

Charrette

An intensive, collaborative session in which a project team discusses design and construction options related to all aspects of the home.

Chlorofluorocarbon (CFC)

A chemical compound, once commonly used in refrigeration, that depletes the stratospheric ozone layer.

Circulation Loop

A system that returns cold water to the water heater (instead of down the drain) until hot water reaches the faucet. A circulation loop is one component of a structured plumbing system.

Climate Zone

In the U.S., one of 8 regions as defined by the International Energy Conservation Code that characterize the temperature of an area of the country. Climate zone 1 is the hottest and climate zone 8 is the coldest.

Closed Combustion

A design for furnaces and water heaters in which the supply air is ducted from the outside and exhaust gases are ducted to the outdoors. All elements of the system are sealed to prevent combustion exhaust from leaking into the home.

Combustion Exhaust Gases

The most common gases resulting from fossil fuel combustion, including carbon dioxide, carbon monoxide, sulfur dioxide and nitrogen oxides. These gases pose health hazards at high concentrations.

Compensating Shower Valves

Designed to keep bathing water temperatures in the shower fairly constant when other appliances, such as a washing machine or toilet, are in use and when the hot or cold water supply pressures change or the bathing water outlet temperature changes. Three types of valves are available: Thermostatic compensating valves are designed to keep bathing water temperatures in the shower fairly constant when other appliances, such as a washing machine or toilet, are in use and when the hot or cold water supply pressures change or the bathing water outlet temperature changes. The response of this type of mechanism is different to that of a pressure balance compensating valve. Pressure balance compensating valves are designed to keep bathing water temperature in the shower fairly constant when other appliances, such as a washing machine or toilet, are in use and when the hot or cold water supply pressures change. Conventional, non-compensating valves are completely dependent on the user to adjust the temperature at all times by changing the adjustment.

Composite Wood

A product consisting of wood or plant particles or fibers bonded together by a synthetic resin or binder. Examples include plywood, particleboard, oriented-strand board (OSB), medium-density fiberboard (MDF) and composite door cores.

Conditioned Space

Interior area that utilizes any method of air-conditioning or heating to control temperature and/or humidity levels, usually measured in cubic feet.

Conventional Turf

Grass, typically a monoculture, that requires considerable watering, mowing, and/or fertilizers. What is considered conventional turf may vary by region.

Demand-controlled Circulation

The automatic circulation of water, triggered by a switch or sensor, through a looped system to ensure that hot water is immediately available while keeping unused cold water in the system, saving both water and energy.

Density

The quantity of structures on a site, measured for residential buildings as dwelling units per acre of buildable land available for residential uses, and for nonresidential buildings as floor area ratio per net acre of buildable land available for nonresidential uses.

Designed Landscape

The arrangement of features on a site, including softscapes (e.g., grass, shrubs) and hardscapes (e.g., patios, fountains) but not areas under roof. Preserved natural areas are not considered part of the designed landscape.

Development

The homes and building lots that surround the new LEED home project that is to be built. A development may be new or preexisting. Preexisting developments may be referred to as the community.

Distribution Uniformity

A metric for estimating how uniformly water is applied to an area. Distribution Uniformity (DU) ranges between 0 and 1, where 1 indicates that the irrigation system is providing perfectly equal coverage. A higher DU means less likelihood of overwatering or underwatering.

Disturbed Lot Area

The part of a site that is directly affected by construction activity, including any activity that would compact the soil or damage vegetation.

Diverted Waste

Debris from construction or demolition that is not sent to a landfill or incinerator. Strategies for diverting waste include reclamation, recycling and, for certain materials, mulching.

Drip Irrigation System

A network of pipes and valves that rest on the soil or underground and slowly deliver water to the root systems of plants. Drip irrigation saves water by minimizing evapotranspiration and topsoil runoff. Drip irrigation usually involves a network of pipes and valves that rest on the soil or underground at the root zone.

Dry Well

An underground structure that collects runoff and distributes it over a large area, increasing absorption and minimizing erosion.

Dual-flush Toilet

A toilet with two flush volumes, one for solid waste and a reduced volume for liquid waste.

Durability

The ability of a building or any of its components to perform its required function in its service environment over the period of time without unforeseen cost for maintenance or repair.

Edge Development

Generally, a group of homes that extend an existing community beyond its borders but remain connected to it. In LEED for Homes, at least 25% of an edge development's perimeter must border land that has been previously developed.

ENERGY STAR Home

A home built to a high standard of energy efficiency (at least 15% more efficient than the International Energy Conservation Code). For more information, visit www.energystar.gov/homes.

ENERGY STAR with Indoor Air Package (IAP)

A certification program that recognizes homes with systems to ensure high standards of indoor air quality and rated as an ENERGY STAR home.

Envelope

See thermal envelope.

Erosion

A process in which materials of the earth's surface are loosened, dissolved or worn away and transported by natural agents, such as water, wind or gravity.

Fly Ash

The fine ash residue from coal combustion. Fly ash can be substituted for Portland cement, a bonding material in concrete.

Formaldehyde

A naturally occurring volatile organic compound used as a preservative. When present in high concentrations, formaldehyde can cause headaches, dizziness, mental impairment, and other symptoms—and may be a carcinogen.

Graywater

Wastewater that comes from household baths and clothes washers and is neither clean nor heavily soiled. More specifically, (1) “untreated house-hold wastewater which has not come into contact with toilet waste. Graywater includes used water from bathtubs, showers, bathroom wash basins, and water from clothes-washer and laundry tubs. It shall not include wastewater from kitchen sinks or dishwashers” (Uniform Plumbing Code, Appendix G, “Grey Water Systems for Single-Family Dwellings); (2) “wastewater discharged from lavatories, bathtubs, showers, clothes washers, and laundry sinks” (International Plumbing Code, Appendix C, “Grey water Recycling Systems”). Some states and local authorities allow kitchen sink wastewater to be included in graywater.

Green Rater

An individual that performs field inspections and performance testing of LEED for Homes measures for the LEED for Homes Provider. A HERS rater with additional training can become a Green Rater.

Hardscape

“Elements added to a natural landscape, such as paving stones, gravel, walkways, irrigation systems, roads, retaining walls, sculpture, street amenities, fountains, and other mechanical features” (American Society of Landscape Architects). Hardscapes are often impermeable, but they are not impermeable by definition.

High-efficiency Toilet (HET)

A toilet that uses no more than 1.3 gallons per flush.

Home Energy Rating System (HERS)

Index a system for evaluating the energy efficiency of a home using an energy simulation model. A HERS index of 100 represents the energy efficiency of a home that meets basic IECC code requirements; each additional index point represents a 1% increase in energy use, and lower index numbers indicate the percentage savings in energy use.

Hydrochlorofluorocarbon (HCFC)

A chemical compound used as a refrigerant. HCFCs deplete the stratospheric ozone layer but to a lesser extent than chlorofluorocarbons (CFCs).

Hydronic System

A heating or cooling system that uses circulating water as the heat-transfer medium, such as a boiler with hot water circulated through radiators.

Infill Site

A lot in an existing community. In LEED for Homes, an infill site is defined as having at least 75% of its perimeter bordering land that has been previously developed.

Infiltration Degree-days

The sum of the heating degree-days and the cooling degree-days.

Invasive Species

“An alien species whose introduction does or is likely to cause economic or environmental harm or harm to human health” (Executive Order 13112). Not all nonnative species are considered invasive, and invasive species differ by region. Regional agencies that list invasive species are available at www.invasivespeciesinfo.gov/unitedstates/state.shtml.

Ladder Blocking

A method of framing in which interior partition walls meet and are reinforced by exterior walls, with minimal framing.

Light Fixture

Illumination that is permanently fixed to the home. A fluorescent light fixture has an integrated ballast. A compact fluorescent lamp (CFL) is not a light fixture.

Local Heat Island Effect

The incidence of higher air and surface temperatures caused by the absorption of solar energy and its reemission from roads, buildings and other structures.

Lot

The individual parcel of land on which a home is to be built.

Minimum Efficiency Reporting Value (MERV)

The effectiveness of a mechanical air filter based on the number and size of the particles that pass through it under normal conditions. The higher the rating, the more effective the filter.

Native Plant

A plant that has evolved within the particular habitat that it is being used. Native plants provide food and shelter to indigenous wildlife and grow in balance with surrounding plant and animal species. The characterization of a plant as ‘native’ may vary regionally and even locally.

No-disturbance Zone

An area that is preserved during construction.

Postconsumer Recycled Content

Material used and then recycled by consumers, as distinguished from the recycled by-products of manufacturing, called preconsumer (postindustrial) recycled content.

Postconsumer waste

Material generated by households or by commercial, industrial and institutional facilities that can no longer be used for its intended purpose. This includes returns of materials from the distribution chain (Source: ISO 14021). Examples include construction and demolition debris, materials collected through recycling programs, broken pallets (from a pallet refurbishing company, not a pallet-making company), discarded cabinetry and decking, and home maintenance waste (leaves, grass clippings, tree trimmings).

Potable

Suitable for drinking. Potable water is generally supplied by municipal water systems.

Power-vented Exhaust

The use of an active fan system to pull combustion gases out of the home. Combustion equipment with power venting can use indoor air as the combustion supply air.

Preconsumer Content

Material diverted from the waste stream during the manufacturing process. Formerly known as postindustrial content. Examples include planer shavings, plytrim, sawdust, chips, bagasse, culls, trimmed materials and obsolete inventory. Excluded is reutilization of materials such as rework, regrind or scrap generated in a process and capable of being reclaimed within the same process that generated it (Source ISO 14021).

Previously Developed Land

Having pre-existing paving, construction, or significantly altered landscapes. This does not apply to altered landscapes resulting from current agricultural use, forestry use, or use as preserved natural area.

Previously Developed Site

In LEED for Homes, a lot consisting of at least 75% previously developed land.

Prime Farmland

“Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses” (U.S. CFR, Title 7, Part 657.5).

Project

The design and construction of a LEED home. A project may include multiple homes in a development.

Provider

An organization that recruits, trains and coordinates LEED for Homes Green Raters to serve as third-party verifiers of LEED homes. Providers are the official certifiers of LEED for Homes on behalf of the U.S. Green Building Council.

Radon

A radioactive gas that naturally vents from the ground. Not all homes have problems with radon. High levels of radon are known to be carcinogenic.

Rain Garden

A swale, or low tract of land into which water flows, planted with vegetation that requires or tolerates high moisture levels. A rain garden can be designed to reduce the volume of water entering storm drains and replenish groundwater.

Reclaimed Material

Building components that have been recovered from a demolition site and are reused in their original state (i.e., not recycled). Also known as salvaged or reused material.

Recycled Content

The weight of recycled material, including both postconsumer and preconsumer (postindustrial) material, divided by the overall weight of the assembly.

Recycling

The collection, reprocessing, marketing and use of materials that were diverted or recovered from the solid waste stream.

Refrigerant

A fluid that absorbs heat from a reservoir at low temperatures and rejects heat at higher temperatures.

Reuse

The return of salvaged materials to use in the same or a related capacity.

R-value

A measure of thermal resistance, defined as the number of watts lost per square meter at a given temperature difference. R-value is the inverse of U- value (i.e., $R = 1/U$).

Salvaged Material

See 'reclaimed material'.

Sedimentation

The deposition of soil and other natural solids in waterbodies. Sedimentation decreases water quality and accelerates the aging process of lakes, rivers and streams.

Siltation

The deposition and accumulation of fine very particles in waterbodies. Siltation is often harmful to lake, river and stream ecosystems.

Site

The individual building lot where a home is to be built. A site may include all of the lots that a builder is responsible for.

Softscape

The natural elements of a landscape, such as plant materials and soil. Softscapes can include hard elements, such as rocks.

Solar Heat Gain Coefficient (SHGC)

A measure of how well a window blocks heat from the sun, expressed as a fraction of the heat from the sun that enters the window. A lower SHGC is generally preferable, particularly in hot climates.

Solar Window

Screen mesh used to block light and heat from the sun, as well as insects.

Subdivision

The homes and building lots that immediately surround the new LEED home project that is to be built. A subdivision may be new or preexisting, and belongs to a larger development.

Sustainable Forestry

The practice of managing forest resources to meet the long-term forest product needs of humans while maintaining the integrity of forested landscapes and sustaining a full range of forest values—economic, social and ecological.

Technical Advisory Sub-Committee

In LEED for Homes, a group of specialists who rule on Credit Interpretation Requests and Innovative Design Requests.

Termite

A wood-eating social insect (order Isoptera) that can cause serious structural damage to buildings in many regions of the United States. Also known as white ant.

Thermal Bridge

A part of a building envelope that has high heat conductance, lowering the average R-value.

Thermal Envelope

The thermal enclosure created by the building exterior and insulation.

Topsoil

The uppermost layer of soil, containing high levels of nutrients and organic matter. Healthy topsoil is essential for the survival of trees and plants.

Tree/plant Preservation Plan

A formal assessment of the lot and a development of a landscaping plan that seeks to preserve the most trees and native plants. This is important to do as one of the first steps in the design process to ensure the developed area takes into account the preservation plan.

Ureaformaldehyde

A combination of urea and formaldehyde used in some glues and adhesives, particularly in composite wood products. At room temperature, ureaformaldehyde emits formaldehyde, a toxic and possibly carcinogenic gas.

U-value

A measure of thermal conductivity (often used for windows) that is the inverse of R-value. A lower U-value means a more energy-efficient window. Also known as U-factor.

Vegetated Roof

A roof partially or fully covered by vegetation, used to manage water runoff and provide additional insulation in winter and cooling in summer.

Vegetated Swale

See rain garden.

Volatile Organic Compound (VOC)

A carbon compound that vaporizes (becomes a gas) at normal room temperatures. VOCs contribute to air pollution directly and through atmospheric photochemical reactions to produce secondary air pollutants, principally ozone and peroxyacetyl nitrate.

Walk-off Mat

An exterior pad or grate designed to trap dust and debris.

Wetland

An area inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions (U.S. Code of Federal Regulations, Title 40, Part 232). Wetlands generally include swamps, marshes, bogs, and similar areas.