



**Energy and Environment Committee
Regular Agenda
November 29, 2016
5:30 PM
City Council Chamber**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - 1. Approval of November 15, 2016 Energy and Environment Committee Meeting Minutes**
- 4. Business From Members**
 - 1. Member Questions**
- 5. New Business**
 - A. LEED Certification For Police Station***
 - 1. Navigate Building Solutions Response to Members Questions**
 - 2. Sustainable Design and Construction Initiative Study**
 - 3. LEED Pros, Cons #1**
 - 4. LEED Pros, Cons #2**
 - 5. LEED Pros, Cons #3**
- 6. Adjourn**



**Energy and Environment Committee
Regular Minutes
November 15, 2016
5:30 PM
Meeting Room 1**

1. Call to Order

2. Roll Call

Ben Lefton		
Hal Harris		
Joseph Martinich	Vice Chairman	
Judy Sherman		
Sheerie Green		
Alexis Travers	Council Liaison	
Charlotte D'Alfonso	Council Member	
Dat Ngo		(Absent)
George Seifried	Project Manager	
Mark Perkins	City Administrator	

3. Approval of Minutes

Meeting Minutes 10.13.2016

The committee unanimously agreed to approve the minutes.

4. Unfinished Business

A. Quick & Effective Conservation Tips

The website is up to date with the latest revisions for 2016 and the committee agrees nothing more needs to be done with this topic.

Once every year the committee will review Conservation Tips and make changes as needed.

5. New Business

A. Election of Chair and Vice-Chair

Mr. Lefton nominates Vice Chair Martinich for Chair.

Ms. Sherman seconds the nomination.

Committee unanimously elects Martinich for Chair.

Ms. Sherman nominates Committee Member Harris for Vice Chair.

Mr. Lefton seconds the nomination.

Committee unanimously elects Harris for Vice Chair.

B. Committee Goals

Committee approved the following 3 goals to focus on for 2017.

Minutes Acceptance: Minutes of Nov 15, 2016 5:30 PM (Approval of Minutes)



**Energy and Environment Committee
Regular Minutes
November 15, 2016
5:30 PM
Meeting Room 1**

1. Establish programs for commercial property owners, businesses, not-for-profits, restaurants, retail stores and multi-family buildings to encourage implementation of sustainability measures and recycling.
2. Fully Consider Leadership in Energy & Environmental Design (LEED) Certification for the New Police Station Building.
3. Improve the City's infrastructure for becoming a bicycling community.

C. Business Recycling

Committee discussed getting business owners to collaborate on purchasing energy efficiency and recycling/composting services to improve economic feasibility.

6. Business from Members

Requested staff to schedule a special meeting to review LEED Certification for the New Police Station.

7. Business from Council Liaison

No new business.

8. Business from Staff Liaison

No new business.

9. Adjourn

Committee agreed to adjourn the meeting at 6:30 pm.

Submitted by:
George Seifried
Project Manager

Minutes Acceptance: Minutes of Nov 15, 2016 5:30 PM (Approval of Minutes)

Joseph Martinich

Comments, requests and questions are based primarily on the Oct. 13, 2016 presentation document at the Energy and Environment Committee meeting.

1. Would like to see the specific pro's and con's of seeking LEED certification. What seem to be the main trade-offs? A narrative argument/justification making the case for or against certification would be helpful (i.e., would like to understand the reasoning why the City should or should not seek certification).

Comments/testimonials from cities that did and did not seek certification for their buildings might be helpful, especially if they can tell us why or why not they were happy with their decisions.

2. Would like to see a list and description (with costs and benefits) of the specific "green" features planned for the building if LEED certification were sought versus if certification were not sought.

3. If certification is not sought, how would the approximately \$200,000 savings be used? Would the savings be earmarked for additional "green" building features? If so, what are they? Would the savings be available for other sustainability actions in the City? (I assume not because the bond is for the building, but I'm just checking.)

4. Specific questions related to page 3 of the presentation document:

- What specific actions/features are planned to, "Increase the use of clean, alternative energy?" Is the plan to have solar panels? Geothermal system?
- Does Reduce hydrofluorocarbons mainly mean using better refrigerants
- What specific building features or operations are planned to Reduce waste and promote recycling

5. Some nitty-gritty specifics:

- Will we require (in the contract) all construction contractors to recycle their construction wastes? I think we should because there is at least one C&D recycler in the area, and my understanding is that any extra cost would be small.

- If there are exposed HVAC ducts and vents, are we considering using fabric ducts? (Good evidence they are much more energy efficient, and have some other good features, including aesthetics.)

Judy Sherman

I would add to Joe's #5 and to also use recycled material in the new building.



City of Creve Coeur, MO
New Police Station - Sustainability Initiative
Summary of Questions / Responses

1. What are the specific Pro's and Con's of seeking LEED certification?

Answer: Please see the three articles attached for your review and consideration. In addition, NAVIGATE clients have experienced:

- a. Pros:
 - i. Energy Savings Validation: By pursuing LEED certification, the requirements for the certification 'require' documented process's (energy modeling, commissioning, etc.) that will help verify that the proposed energy and cost saving initiatives were achieved.
 - ii. PR and Marketing Recognition
- b. Cons:
 - i. Certification costs
 - ii. Premium building costs: LEED Certification under version v2.2 or v2009 (v3) have become synonymous to the building codes in most areas. Municipalities and code authorities who have adopted more recent codes find that they can achieve LEED certification much easier and with less of a premium than in past years. However, LEED v4 has been rolled out and the deadline to file a project under the old LEED v2009 was October 31, 2016. Requirements in v4 are more stringent and may require additional cost premiums in both design and construction.

2. Please provide a list of specific green features to be pursued?

Answer: Please see the attached spreadsheet that defines the LEED Initiatives undertaken as part of numerous case studies and the initiatives we would propose to targeting on your project.

3. If certification is not sought, how would the \$200,000 savings be used?

Answer: The expense for third party certifications was not budgeted.

4. What specific actions/features are planned to increase the use of clean, alternative energy?

Answer: The city is planning to install electric vehicle charging stations.

5. Does "Reduce Hydrofluorocarbons (HFC's) mean the use of better refrigerants?

Answer: Yes



6. How will the City reduce waste and promote recycling?

Answer: The City is considering:

- a. Cost Neutral: Recycling site demolition
- b. Cost Neutral: Planning for waste/recycle containers post construction
- c. Cost Premium: C&D waste recycling (comingling or segregation)

7. Will fabric duct systems be considered?

Answer: Yes

City of Creve Coeur, Missouri

30-Nov-16

New Police Station - Sustainable Design and Construction Initiatives

LEED INITIATIVES	CASE STUDIES										
	Little Rock (2015)	Western District (2007)	Greenwood (2016)	City of Cotati	West Lynn (2014)	Umass Amherst	Henderson	Twin Cities - Central Marin (2012)	City of Clayton (2012)	City of Cottleville (2008)	City of Creve Coeur (FUTURE BLDG.)
Site											
Park Environment							x				Target
Tree Protection					x		x				Target
Alternative Transportation				x	x				x		x
Parking for Low Emitting Vehicles	x		x	x	x						x
Innovated Storm Water Mg.		x		x						x	x
Water Efficient Landscaping	x		x	x	x	x	x	x		x	x
Vehicle Charging Stations											x
Light Pollution Reduction				x							Target
Building Systems											
Potable Water Reduction	x		x	x		x	x	x		x	Target
Energy Efficient HVAC	x	x	x	x		x		x	x	x	x
Energy Recovery		x				x					
Energy Efficient Lighting	x	x	x	x		x	x			x	x
Daylighting Strategies (Thermal)							x		x	x	Target
Building Orientation Strategies		x			x					x	x
Efficient Roof		x			x		x				x
Alternative Energy Source (Solar)				x	x			x	x		
Energy Efficient Bldg. Envelope						x			x	x	x
Indoor Environment Quality											
Low VOC Materials	x		x	x	x		x		x	x	x
Daylighting Strategies (Visual)				x	x		x			x	Target
Occupant Thermal/Lighting Control	x										Target
Indoor Air Management Plan				x			x				x
Materials and Waste											
Locally Sourced Materials	x	x	x		x			x	x	x	Target
Use of Recycled Materials	x		x		x		x	x	x	x	Target
Landfill Diversion	x		x					x	x	x	Target
FSC Certified Wood					x			x			

Communication: Sustainable Design and Construction Initiative Study (LEED Certification For Police Station)

Green Building Report: Sense And Sustainability

Part 1: Pros And Cons Of Green Building Rating Systems

Part 2: **Certified Energy Manager Credential Is One Option For Energy-Focused Professional Sustainability Certification**

Part 3: **Green Globes, Energy Star, BOMA 360, Living Building Challenge Offer Different Benefits For Different Buildings**

Part 4: **USGBC Perspective: Education @USGBC To Teach Green Building Best Practices**

Pros And Cons Of Green Building Rating Systems

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By *Darin Rose* May 2014 - [Green](#) [Article Use Policy](#)

With all of the different green acronyms, designations, and credentials in the industry today, have you ever felt like having a "Sustainalobotomy"? It can be amazingly mind numbing; LEED-AP, LEED-EBOM, BOMA, CFM, etc.; the list seems endless. Often the question arises, how do various of these sustainability rating systems, and more specifically, sustainability credentials, compare to each other? What are the pros and cons of each system, and how do they compare to each other?

For instance, what are the pros and cons of a Sustainable Facilities Professional (SFP) designation from the International Facility Management Association compared with the LEED AP credential from the U.S. Green Building Council?

Often the answer depends on who is asking the question. In general, there are two groups who want to focus on sustainability: one primarily for social and environmental reasons and others who take the approach only when it is justified by cost and return on investment. By understanding the various credentials and rating systems available, you can make an informed choice about which are right for you, your staff, and your buildings.

When considering the best path to accreditation, it's imperative to obtain your certification from an industry-recognized organization or an accredited university certificate/degree program. Quality, impact, time, and finances are all factors to evaluate when determining the best option for your career. These are some of the more well-known sustainability credentials available.

Credentials

LEED Accredited Professional — Possibly the most well-known green credential, the LEED AP credential is managed by the Green Building Certification Institute, a group established by USGBC in 2008 to manage all credentials and building certifications. The LEED AP credit requires 30 hours of continuing education every two years. All candidates must have documented personal involvement on a project registered for LEED within the last three years and verification through LEED Online or an employee attesting to work performance.

USGBC has regional chapters in major cities and provides membership and education at a reasonable cost. Also required is engagement in (or completion of) an education program that addresses green building principles. Candidates must also

agree to the disciplinary and exam appeals policy and to the requirements for credential maintenance, and submit to an application audit. You can achieve a LEED AP designation in three areas: Building Design and Construction, Interior Design and Construction, and Operations and Maintenance.

LEED Green Associate — This is the basic LEED credential for those who are involved or interested in LEED, but who don't work hands-on with LEED projects. You can achieve this separately or in conjunction with one of the other credentials noted here. The GA is intended as a base for professionals who want to demonstrate green building expertise in non-technical fields of practice. It denotes basic knowledge of green design, construction and operations.

Sustainable Facilities Professional — The International Facilities Management Association (IFMA) sought to bring an overall understanding of sustainability through the Sustainable Facilities Professional credential. They chose to show how a professional can implement sustainable practices in any type of building through operating more efficiently in energy, water, materials and resources, workplace management, indoor environmental quality, quality of services, waste, and site impact. Whether it's a warehouse, a Class A or B building, a school, or a health care facility, they can all operate in a sustainable manner.

The education for the credential covers how to make the business case for sustainability, how to align the facility sustainability plan with the organization's strategic goals, and how to make sustainable changes in equipment, technology, and operations and maintenance procedures.

Green Globes, Energy Star, BOMA 360, Living Building Challenge Offer Different Benefits For Different Buildings

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By Darin Rose May 2014 - [Green](#) [Article Use Policy](#)

One sustainability certification system is not the same as another, and four of them demonstrate that idea clearly. Green Globes, Energy Star, BOMA 360 and the Living Building Challenge all offer different benefits for different buildings.

Green Globes — Green Globes began as an off-shoot of England's Building Research Establishment Environmental Assessment Method (BREEAM) in 2002. Green Globes has been touted as a lower-cost alternative to other rating systems because users don't have to register or pay for project certification if they don't want to. They can simply use the tool as a self-assessment. The application is Web-based and is simple to navigate.

The Green Building Initiative acquired the rights to distribute and oversee the program in the United States. An organization can achieve anywhere from one to four globe level; the initiatives they target are Energy, Water, Resources, Emissions, Indoor Environment, Project Management and Site.

Energy Star — The Portfolio Manager system is an online tool to track and assess energy and water use, along with greenhouse gas emissions. Developed by the U.S.

Environmental Protection Agency, Energy Star challenges building owners to benchmark energy use, compared with similar buildings across the country. Energy Star has a points scale of 1 to 100. If a facility obtains a 75, meaning the building is in the 75th percentile of all buildings for energy use, the building earns an Energy Star certification. There is no fee to apply. This program is foundational for other certifications that require utility data.

BOMA 360 — The Building Owners and Managers Association International developed the program BOMA 360, which addresses sustainability as one aspect of whole building operations. The program has targeted six areas: building operations and management, life safety, security and risk management, training and education, energy, environmental/sustainability, and tenant relations/community involvement.

BOMA's research has found this program has helped property owners differentiate their sites as being effectively managed, which is key in attracting and keeping tenant-clients. There are prerequisites to applying, including a standard operating procedures manual, a preventive maintenance program, data from Energy Star Portfolio Manager, and the building's income and expense data. Hotels, residential buildings, and retail shopping centers are not eligible.

Living Buildings Challenge — Considered to be the most exacting of certifications, the goal of the Living Buildings Challenge, set by the International Living Future Institute, is to bring facilities to a net-zero waste and energy model.

An additional goal is to eliminate toxic materials from building sites; that is, materials identified in the rating system's Red List of materials and chemicals.

There are four areas of focus: Renovation, Landscape or Infrastructure, Building, and Neighborhood. Within these areas there are seven sections: Site, Water, Energy, Health, Materials, Equity, and Beauty, with different levels of designation from individual initiative petals to the highest level of Net Zero certification. Last April, the Bullitt Center in Seattle became the first building built to these standards. It uses a solar panel roof, harvests its rainwater, and reuses its waste.

Over the years, as federal, city, and state building and energy codes have incrementally gotten more stringent, the organizations responsible for building rating systems have also ramped up the standards for their voluntary rating systems, increasing the level of sustainable requirements.

A building built to LEED Platinum standards a few years ago might only achieve a Certified level now. This trend will only continue, so facility managers are well-advised to learn as much as they can as soon as they can about sustainability in general, and these credentialing programs and building rating systems specifically.

Darin Rose CFM, SFP, GGP, is facilities services manager with Kiewit and has over 20 years of experience in facilities management in the financial services, non-profit and construction industries. Along with full service construction, Kiewit offers commissioning, sustainability, and facilities management services. Rose can be reached at Darin.Rose@kiewit.com.

LEED for Healthcare: A Brief Overview

LEED is a certification program created by the U.S. Green Building Council (USGBC). Structures built using LEED standards are graded on a 100-point scale and, according to the number of points achieved, are awarded certifications such as silver, gold or platinum, the highest rating.

New and existing buildings apply to be LEED-certified in a number of different categories, such as new construction, existing construction, residential buildings and educational facilities. In 2011, the USGBC created a new category, LEED for

Pros and Cons for LEED Certification

Plenty of clean air, daylight and outdoor spaces; healthier, more comfortable employees and patients; decreased energy costs; low environmental impact – these are the promises of LEED for Healthcare: a working environment built to standards that minimize ecological damage, create a healthy indoor environment, and reduce costs of energy and natural resources.

However, building to LEED standards may not be the right choice for every healthcare facility. For some, costs may outweigh the benefits. For others, meeting the requirements might be impossible. To know whether to pursue LEED certification or not, healthcare facility owners and managers need to be able to assess the pros and cons.

Aaron Feldman
New Business Development Specialist
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Published on January 12, 2016

Pros and Cons for LEED Certification



Healthcare (LEED-HC), which applies to new construction or major rehabilitation of existing buildings used in healthcare.

It makes sense to evaluate healthcare facilities in their own category. They often operate 24/7, have advanced air and water quality needs, and consume twice the energy of a commercial structure. In addition to hospitals, medical offices, licensed inpatient and outpatient care facilities, long-term care facilities such as assisted-living facilities, and medical education and research centers can apply for LEED certification under LEED-HC.

Benefits of LEED for Healthcare Facilities

LEED certification has obvious benefits. In addition to minimizing environmental impact, buildings constructed to LEED standards enjoy long-term savings on both electricity and water. Materials that contain no or low VOCs, such as carpet, furniture, paint and floor tiles, keep patients and staff safe from potentially harmful effects of off-gassing. The high standards required for air and water quality decrease the amount of airborne pollutants and microbes inside the building, keeping patients safer and healthier.

Less apparent are the benefits of overall well-being of staff and patients. For example, Dell Children's Medical Center of Central Texas in Austin, a LEED-Platinum hospital, experienced a 2.4 percent nurse turnover rate in its first three years of operation, which is well below the national average of 10 to 15 percent. Dell leadership attributes the low turnover rate, which in turn leads to fewer medical errors, fewer patient infections and cost savings estimated at around \$80,000 per nurse who needs to be replaced, to the environment – the air ventilation and the amount of natural light. In addition, it's possible that patient stays in LEED-certified hospitals are shorter because of the construction specifications that require patient access to outdoor light and views of nature; some studies have shown that these factors lead to faster recovery.

Finally, LEED certification has PR and marketing benefits. A LEED-certified hospital or office may appeal to patients selecting healthcare. Why wouldn't a patient choose a medical facility that has a lower turnover of doctors and nurses, lower rates of infection and mistakes; access to nature; and a generally, healthier feel to the air and water.

Why LEED Isn't for Everyone

Despite the apparent advantages, LEEDHC may not work for everyone. Healthcare administrators and facility managers need to look at both cost and feasibility of becoming LEED-certified.

1. The process of certification is expensive and time-consuming. LEED

certification requires a mountain of paperwork to pore over and submit. The USGBC requires detailed documentation for each aspect of certification, amounting to costs that can be 1-2 percent of the total project cost. On tight budgets, that

1. **Check the prerequisites.** The USGBC website (usgbc.org) features everything individuals need to start exploring the LEED process, including a document outlining "Minimum Program Requirements." This short, four-page guide delineates conditions under which buildings and facilities can apply for LEED certification.

Before jumping headfirst into LEED, some first steps can help determine whether the process will make sense for a particular healthcare facility.

The First Steps – Taking the LEED Plunge

Building managers in existing facilities can explore the LEED guidelines to find "low-hanging fruit" – strategies that are easy and low-cost to implement. Examples include replacing old faucets with water-saving models, having staff members bring their own plants to work to improve air quality, using sustainably sourced products and materials (which have become more cost competitive) or, for new projects, selecting a location close to public transportation.

Enjoy the benefits of energy savings and sustainable buildings without the administrative costs – but also without the formal stamp of approval from the USGBC. Building managers in existing facilities can explore the LEED guidelines to find "low-hanging fruit" – strategies that are easy and low-cost to implement. Examples include replacing old faucets with water-saving models, having staff members bring their own plants to work to improve air quality, using sustainably sourced products and materials (which have become more cost competitive) or, for new projects, selecting a location close to public transportation.

"In addition to minimizing environmental impact, buildings constructed to LEED standards enjoy long-term savings on both electricity and water."

Being a LEED-certified facility is no guarantee that patients will come or that nurses will stay. However, the sustainable practices outlined by the USGBC are sound, saving energy and producing a safer, higher-quality working environment. Instead of formally applying for LEED certification, many building project managers follow LEED guidelines without filling out all the paperwork or applying for certification. They

LEED Alternatives

3. **The healthcare landscape is changing quickly.** While LEED-HC is a well-researched and tested guide of the best sustainable practices in healthcare facilities, it's still new. At the same time, healthcare facilities are dynamic and constantly changing. Equipment and technology used today may be replaced by new innovations in two years, changing energy and other mechanical requirements. The formality of LEED may not take those fast changes into consideration.

2. **LEED certification may not be feasible.** LEED-HC requirements simply may not be possible for a facility. For example, an existing facility can't apply for LEED certification at all unless it's undergoing a complete renovation. And, as many facility managers experience, they may not be able to achieve enough LEED points to receive any type of certification, because of physical building, environmental or site constraints or because of materials or planning costs.

amount can be prohibitive. However, facility managers can evaluate whether the long-term cost-savings are enough to shoulder the up-front expenditure.



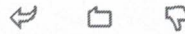
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 New Business Development Specialist
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No single factor can determine whether LEED-HC is the right choice for any facility. Although there may be challenges in achieving LEED certification, the guidelines provide clear and actionable instructions for improving healthcare facilities to be more economical and ecological. External issues and budgetary concerns may prevent a full commitment to the LEED process, but there's no reason health facility managers can't pursue sustainable practices outlined by the USGBC to create a safer, healthier, more efficient and sustainable environment for staff and patients.

The Decision Is up to Each Facility

"Before jumping headfirst into LEED, some first steps can help determine whether the process will make sense for a particular healthcare facility."

2. **Start counting points.** If facilities meet minimum requirements, the next step is to examine the LEED for Healthcare checklist to determine whether or not the facility will be able to achieve enough points to come within shouting distance of LEED certification. Building and construction energy analysis, an activity that is performed regardless of whether a facility is applying for LEED certification or not.
3. **Set a goal.** If achieving LEED certification is possible, individuals need to decide on a target early on in the process: LEED Certified, Silver, Gold or Platinum. Achieving a lesser LEED award may be just as beneficial for staff, patients and marketing purposes as a Platinum designation but requires a much smaller commitment in terms of time and money. Construction managers may find that many of the items that count as "points" are activities they have already planned to do. For example, LEED-HC awards points for conducting

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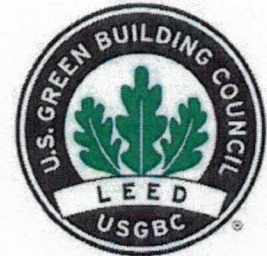
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Weighing the Pros and Cons of LEED

Posted on April 1, 2013 by Rachel Tardif There have been 0 comments



Most of us can agree that moving towards environmentally-friendly building practices is one of the keys to a more sustainable future. After all, the construction industry accounts for around a quarter of all non-industrial waste production in the U.S., and buildings are some of the biggest resource hogs around. Between lighting and thermal control, commercial and residential buildings account for 75% of the electricity used in the U.S. and contribute 39% of the nation's total carbon dioxide emissions. The Leadership in Energy Environmental Design program, or LEED, is designed to help promote design and construction practices that reduce the negative environmental impact of buildings. But if we all agree that green building practices can help us cut down those numbers, what's the debate about?



What is LEED?

The most important thing you need to know to understand the debate about LEED is that it's a completely voluntary, third-party certification. No one is forced into following the complex green building standards laid out by LEED; instead, companies pay LEED to certify their buildings using the criteria developed by the U.S. Green Building Council (USGBC), which runs the program. Independent auditors evaluate a building by looking at issues like energy efficiency and site selection, then decide whether it will be labeled Certified, Silver, Gold, or Platinum or be denied certification.

The Good

There are several areas in which LEED has helped advance the fledgling green building industry.

Setting industry standards. The green building industry is still young. Only a few decades ago, very few designers were looking into building sustainably, and there weren't very many people in the industry with the knowledge to take on these projects. When the USGBC entered the fray in 1998, there was very little consensus on just what made a building green. The LEED program was implemented to help develop a set of comprehensive standards that could guide the industry.

Independent certification. There are currently very few government regulations for green buildings, which means it's up to those in the industry to set sustainability standards. This lack of regulation also means that the responsibility of ensuring a builder's green claims fall on the public. LEED is one of the most recognized names in the business, and offers a guarantee to consumers that a building meets high standards for sustainability.

The Bad

While LEED is still the most popular green building certification worldwide, in recent years there has been a backlash against the brand for a number of reasons.

Problems with standards. One of the biggest criticisms of LEED has been that it simply doesn't work. Critics say that the standards, which rely heavily on energy models and projections, don't actually lead to buildings that use less energy. For example, there was a great deal of press on the Gold-certified *ImaginOn* children's center in Charlotte, NC when independent audits showed that because the building was being used more than expected, its energy efficiency did not actually fall within LEED standards. In 2010, a class-action lawsuit was filed that claimed the USGBC was engaging in false advertising, since its buildings did not actually meet the standards they promised, and that it operated in violation of anti-trust policies.

Price. LEED certification is expensive, and that's putting it mildly. The program is funded in large part by building owners paying large sums for certification. The minimum cost for certifying a building is \$2,900, but the price tag quickly jumps for bigger projects. Office buildings and hospitals can cost upwards of \$1 million for the certification alone (remember, this isn't for any of the actual building—it's just for the plaque that says you're LEED certified). For big companies this initial investment of capital can be worth it for buildings that will attract wealthy, green-minded tenants and sell at high prices. But

for the more cash-strapped, LEED certification is prohibitively expensive. For example, the Fire Station in Cary, NC, which was completed in 2010, was designed to meet all the LEED standards, but the city council chose not to apply for the certification because it was too expensive.

New laws. Many communities have enacted laws mandating that all new constructions be LEED certified or are offering subsidies for certified buildings. These new laws are a big issue for critics of the program, who point out that the USGBC is a private corporation and therefore has no business being involved in government regulations. These new laws, coupled with the high price tag of LEED certification, create a strong conflict of interest, since USGBC directly profits from the implementation of these regulations.

What's next?

For better or worse, when it comes to green building standards LEED is the biggest game in town. Worldwide, they're still the name everyone knows when it comes to sustainable building, but that's slowly changing. Other programs, such as Green Globes, which sponsors green certifications in countries around the world, are gaining in prominence. More importantly, government bodies like the Environmental Protection Agency and the Department of Energy are jumping in to set standards of their own. Hopeful, as the green building industry continues to grow and change, the process of green certification will grow and change with it.

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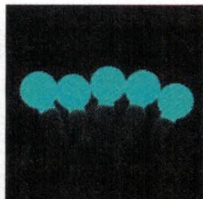


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