LEED for Eco-Studios (65 Points)

Certified 26-32 points
Silver 33-38 points
Gold 39-51 points
Platinum 52-69 points

Site Selection
Do not develop buildings, hardscape, roads or parking areas on portions of sites that meet any if following criteria: Prime farmland, previously undeveloped land whose elevation is lower than 5 feet above elevation of the 100 year flood as defined by FEMA, land identified as habitat for any species on endangered list, within 100 feet of any wetlands, within 50 feet of a water body, land that was public parkland.

Alternative Transporatation (Public transportation access)
Within ½ mile of existing commuter rail or subway, or ¼ mile of one or more stops for two or more bus lines

Alternative Transportation (Parking Capacity)
Size parking capcity to not exceed minimum local zoning requirements and provide preferred parking for carpools or vanpools for 5% of the total provided parking spaces

Alternative Transportation (Bicycle Storage and Changing Rooms)
Provide secure bicycle racks and/or storage (within 200 yards of a building entrance) for 5% or more of all building users and provide shower and changing facilities

Alternative Transportation (Low-Emission & Fuel-Efficient Vehicles)
Provide preferred parking for low emitting and fuel-efficient vehicles for 5% of the total vehicle parking capacity of the site.

Site Development (Protect or Restore Habitat)
Limit all site disturbance to 40 feet beyond the building perimeter;10 feet beyond surface walkways, patios, surface parking and utilities less than 12 inches in diameter; 15 feet beyond primary roadway curbs ad main utility branch trenches; and 25 feet beyond constructed areas with permeable surfaces.

Site Development (Maximize Open Space)
Reduce the development footprint and/or provide vegetated open space within the project boundary to exceed the local zoning's open space requirement for the site by 25%

Stormwater Design (Quantity Control)
Implement a stormwater management plan that prevents the post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate and quantity for the one and two year, 24 hour design storms.

Stormwater Design (Quality Control)
Implement a stormwater management plan that reduces impervious cover, promotes infiltration and captures and treats the stormwater runoff from 90% of the average annual rainfall using acceptable best management practices.

Heat Island Effect (Non-Roof)
Provide any combination of the following strategies for 50% of the site hardscape; Shade (within 5 years of occupancy), paving materials with a SRI of at least 29, open grid paving system.

Heat Island Effect (Roof)
Use roofing materials having a Solar Reflectance Index (SRI) equal to or greater than an SRI of 78 for a minimum of 75% of the roof surface.

Light Pollution Reduction
All non-emergency interior lighting shall be automatically controlled to turn off during non-business hours.

Water Efficient Landscape (reduce potable water for irrigation by 50%)
Reduce potable water consumption for irrigation by 50% from calculated mid-summer baseline case

Water Efficient Landscape (No Potable Water Use or No Irrigation)
Use only captured rainwater, recycled wastewater, recycled graywater or water treated.

Innovative Wastewater Technologies
Reduce potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures or non-potable water

Water Use Reduction (20% Reduction)
Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building.

Water Use Reduction (30% Reduction)
Employ strategies that in aggregate use 30% less water than the water use baseline calculated for the building

Optimize Energy Performance (10 Points)
Demonstrate a percentage improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA standard

On-Site Renewable Energy (3 points)
Use on-site renewable energy systems to offset building energy cost

Enhanced Commissioning
Designate an independent Commissioning Authority to lead review and oversee the completion of all commissioning process activities
Enhanced Refrigerant Management
Select refrigerants and HVAC&R that minimize or eliminate the emission compounds that contribute to ozone depletion and global warming.
Measurement & Verification
Provide for the ongoing accountability of building energy consumption over time.
Green Power (35% of building's electricity from renewable sources)
Encourage the development and use of grid-source, renewable energy technologies on a net zero pollution basis
Construction Waste Management (Divert 50% from disposal)
Recycle and/or salvage at least 50% of non-hazardous construction and demolition
Construction Waste Management (Divert 75% from disposal)
Recycle and/or salvage at least 75% of non-hazardous construction and demolition
Materials Reuse (5%)
Use salvaged, refurbished or reused materials such that the sum of these materials constitutes at least 5%, based on cost, of the total value of materials on the project
Materials Reuse (10%)
Use salvaged, refurbished or reused materials such that the sum of these materials constitutes at least 10%, based on cost, of the total value of materials on the project
Recycled Content 10% (post consumer + ½ pre consumer)
Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at 10% (cost) of the total value
Recycled Content (20% (post consumer + ½ pre-consumer)
Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at 20% (cost) of the total value
Regional Materials (10% Extracted, Processed & manufactured regionally)
Use building materials or products that have been extracted, harvested or recovered as well as manufactured, within 500 miles of the project site for a minimum of 10% (cost)of total materials value
Regional Materials (20%)
Use building materials or products that have been extracted, harvested or recovered as well as manufactured, within 500 miles of the project site for a minimum of 20% (cost) of total materials value
Rapidly Renewable Materials
Use rapidly renewable building materials and products for 2.5% of the total value of all building materials and products used in the project
Certified Wood
Use a minimum of 50% of wood-based materials and products, which are certified in accordance with the FSC, for wood building components

Environmental Tobacco Smoke Control
Prohibit smoking in the building and locate any exterior designated smoking areas at least 25 feet away from entries, outdoor intakes and operable windows
Outdoor Air Delivery Monitoring
Install permanent monitoring systems that provide feedback on ventilation system performance to ensure systems maintain design minimum ventilation requirements
Increased Ventilation
Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE standard 62.1-2004
Construction IAQ Management Plan (During construction)
Reduce indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of workers and occupants
Construction IAQ Management Plan (Before Occupancy)
Flush out after construction ends and before occupancy
Low-Emitting Materials (Adhesives & Sealants)
Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants
Low-Emitting Materials (Paints & Coats)
Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants
Low-Emitting Materials (Carpet Systems)
All carpet installed inside shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Program
Low-Emitting Materials (Composite Wood & Agrifiber Products)
Composite wood and agrifiber products used on the interior shall contain no added urea-formaldehyde resins
Indoor Chemical & Pollutant Source Control
Design to minimize and control pollutant entry into buildings and later cross-contamination of regularly occupied areas
Controllability of Systems (Lighting)
Provide individual lighting controls for 90% of the building occupants to enable adjustments to suit individual task needs and preferences
Controllability of Systems (Thermal Comfort)
Provide individual comfort controls for 50% of the building occupants to enable adjustments to suit individual task needs and preferences
Thermal Comfort (Design)
Design HVAC systems and the building envelope to meet the requirements of ASHRAE Standard 55-2004
Thermal Comfort (Verification)
Provide for the assessment of building thermal comfort over time
Daylight and Views (Daylight 75% of Spaces)
Achieve a minimum glazing factor of 2% in a minimum of 75% of all regularly occupied areas.

Daylight & Views (Views for 90% of Spaces)
Achieve direct line of sight to the outdoor environment via vision glazing between 2'6" and 7'6" above finish floor for building occupants in 90% of all regularly occupied areas
Innovation in Design (4 Points)
Identify the intent of the proposed innovation credit, the proposed requirement for compliance, the proposed submittals to demonstrate compliance and the design approach (strategies) that might be used to meet the requirements
LEED Accredited Professional
At least one principal participant of the project team shall be a LEED Accredited Professional