

## LEED EB Re-Certification Existing Buildings With Previous LEED® Certification

A Synergy Consulting Engineers White Paper

### Understanding the Basics of LEED EB Re-Certification

#### Overview

The **LEED for Existing Buildings Rating System** helps building owners and operators measure operations, improvements and maintenance on a consistent scale, with the goal of maximizing operational efficiency while minimizing environmental impacts. LEED for Existing Buildings addresses whole-building cleaning and maintenance issues (including chemical use), recycling programs, exterior maintenance programs, and systems upgrades. It can be applied both to existing buildings seeking LEED certification for the first time and to projects previously certified under LEED for New Construction, Schools, or Core & Shell.

USGBC is now offering free registration for all previously certified LEED for New Construction, LEED for Schools, and LEED for Core & Shell projects. E-mail [leedinfo@usgbc.org](mailto:leedinfo@usgbc.org) to take advantage of this offer and get started on the LEED for Existing Buildings: O&M certification process.

Beginning July 1, 2008, all projects registering for LEED for Existing Buildings must do so under the LEED for Existing Buildings: Operations & Maintenance version. Projects that register for LEED for Existing Buildings version 2.0 before July 1 will be given the opportunity to continue their certification under version 2.0 or upgrade to LEED for Existing Buildings: O&M.

#### Steps Toward Re-Certification

**All previously LEED Certified Buildings** are required to register under the LEED for Existing Buildings Rating System version that is live in LEED Online at the time of the recertification registration. Please note that recertification project teams may opt to use a newer version of LEED for Existing Buildings if one is available at the time of the recertification application. Projects must recertify all prerequisites but may drop previously earned credits or add new credits as desired. In total, 40 points are required to achieve LEED E-B Certification.

Prior to registering a project for recertification, obtain a promotion code to waive the registration fee by contacting [GBCI's project certification staff](#). Once you've received the promotion code, register the recertification project as a separate project from the original Existing Building project, but use the original project title and include the word "Recertification" in the project name.

#### Determining Costs

Professional Service Firm fees are based on the building size, complexity of systems, and level of re-certification level being pursued. Your engineer will provide you with a cost estimate for services necessary in achieving your LEED Recertification Goals. Return On Investment (ROI) is based on a combination of factors including improved energy efficiency and use, building and systems life cycle, and improved employee performance.

The recertification fees are found on [GBCI's LEED Project Registration and Certification Fees Page](#).

#### How often does a project need to recertify under LEED?

Buildings can apply for recertification as frequently as each year but must file for recertification at least once every five years to maintain their LEED for Existing Buildings: Operations & Maintenance status. If projects do not recertify at the five year mark, their next application will be considered an initial certification application. The project must recertify all prerequisites but may drop previously earned credits or add new credits as desired.

**Resources:**

[LEED for Existing Buildings: Operations & Maintenance Rating System](#) (PDF)

The Rating System lists the intent, requirements, and technologies/strategies for each credit and includes the Credit Checklist.

[LEED for Existing Buildings: Operations & Maintenance Checklist](#) (PDF)

The Checklist helps project teams track their credits against requirements for certification.

[LEED for Existing Buildings: Operations and Maintenance FAQ's](#) (PDF)

Changes to the LEED for Existing Buildings Rating System:

- [Text summary](#)
- [Credit-to-credit comparison matrix](#)
- [www.resourceventure.org](http://www.resourceventure.org)