

# MINIMUM PROGRAM REQUIREMENTS



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# LEED 2009 Minimum Program Requirements

## Apply to

LEED 2009 for New Construction and Major Renovations, LEED 2009 for Core & Shell development, LEED 2009 for Schools, LEED 2009 for Commercial Interiors, and LEED 2009 for Existing Buildings: Operations & Maintenance, LEED for Retail – New Construction, LEED for Retail – Commercial Interiors, LEED for Healthcare

**Do not apply to LEED for Homes, LEED for Neighborhood Development, or any LEED rating system adopted prior to 2009**

## Version January 2011

*The only change made in this version is the indication that the MPRs apply to recently launched rating systems. These rating systems include: LEED for Retail – New Construction, LEED for Retail – Commercial Interiors, and LEED for Healthcare*

## INTRODUCTION

This document identifies the MPRs, or minimum characteristics that a project must possess in order to be eligible for LEED Certification. These requirements define the types of buildings that the LEED Green Building Rating Systems were designed to evaluate, and taken together serve three goals: to give clear guidance to customers, to protect the integrity of the LEED program, and to reduce complications that occur during the LEED certification process. The requirements in this document will apply to all those, and only those projects seeking to demonstrate conformance with the rating systems listed above.

Definitions, exceptions, and more extensive guidance relating to these MPRs are available in a separate document titled: [LEED 2009 MPR Supplemental Guidance](#). Terms that are *italicized and underlined* here are defined in the Supplemental Guidance document (they are marked as such only the first time that they appear).

At this time U.S. Green Building Council, Inc. has authorized the Green Building Certification Institute (GBCI) to confer LEED Certification. GBCI has agreed to consider requests for exceptions to MPRs that are not already defined in the LEED 2009 MPR Supplemental Guidance document on a case-by-case basis for special circumstances.

In addition to complying with the MPRs, a project must also demonstrate compliance with all rating system requirements in order to achieve LEED Certification.



## 1. MUST COMPLY WITH ENVIRONMENTAL LAWS

### **New Construction, Core & Shell, Schools, Commercial Interiors, Retail – New Construction, Retail – Commercial Interiors, Healthcare**

The LEED project building or space, all other real property within the LEED project boundary, and all project work must comply with applicable federal, state, and local building-related environmental laws and regulations in place where the project is located. This condition must be satisfied from the date of LEED project registration or the commencement of schematic design, whichever comes first, up and until the date that the building receives a certificate of occupancy or similar official indication that it is fit and ready for use.

### **Existing Buildings: O&M**

The LEED project building, all other real property within the LEED project boundary, any project work, and all normal building operations occurring within the LEED project building and the LEED project boundary must comply with applicable federal, state, and local building-related environmental laws and regulations in place where the project is located. This condition must be satisfied from the commencement of the LEED project's initial LEED-EB: O&M performance period through the expiration date of the LEED Certification.

### **All Rating Systems**

A lapse in a project's compliance with a building-related environmental law or regulation that results from an unforeseen and unavoidable circumstance shall not necessarily result in non-compliance with this MPR. Such lapses shall be excused so long as they are remediated as soon as feasibly possible.

## 2. MUST BE A COMPLETE, PERMANENT BUILDING OR SPACE

### **All Rating Systems**

All LEED projects must be designed for, constructed on, and operated on a permanent location on already existing land. LEED projects shall not consist of mobile structures, equipment, or vehicles. No building or space that is designed to move at any point in its lifetime may pursue LEED Certification.

### **New Construction, Core & Shell, Schools, Retail – New Construction, Healthcare**

LEED projects must include the new, ground-up design and construction, or major renovation, of at least one commercial, institutional, or high-rise residential building in its entirety.

### **Commercial Interiors, Retail – Commercial Interiors,**

The LEED project scope must include a complete interior space distinct from other spaces within the same building with regards to at least one of the following characteristics: ownership, management, lease, or party wall separation.



### **Existing Buildings: O&M**

LEED projects must include at least one existing commercial, institutional, or high-rise residential building in its entirety.

## **3. MUST USE A REASONABLE SITE BOUNDARY**

### **New Construction, Core and Shell, Schools, Existing Buildings: O&M, Retail – New Construction, Healthcare**

1. The LEED project boundary must include all contiguous land that is associated with and supports normal building operations for the LEED project building, including all land that was or will be disturbed for the purpose of undertaking the LEED project.
2. The LEED project boundary may not include land that is owned by a party other than that which owns the LEED project unless that land is associated with and supports normal building operations for the LEED project building.
3. LEED projects located on a campus must have project boundaries such that if all the buildings on campus become LEED certified, then 100% of the gross land area on the campus would be included within a LEED boundary. If this requirement is in conflict with MPR #7, Must Comply with Minimum Building Area to Site Area Ratio, then MPR #7 will take precedence.
4. Any given parcel of real property may only be attributed to a single LEED project building.
5. Gerrymandering of a LEED project boundary is prohibited: the boundary may not unreasonably exclude sections of land to create boundaries in unreasonable shapes for the sole purpose of complying with prerequisites or credits.

### **Commercial Interiors, Retail – Commercial Interiors**

If any land was or will be disturbed for the purpose of undertaking the LEED project, then that land must be included within the LEED project boundary.

## **4. MUST COMPLY WITH MINIMUM FLOOR AREA REQUIREMENTS**

### **New Construction, Core and Shell, Schools, Existing Buildings: O&M, Retail – New Construction, Healthcare**

The LEED project must include a minimum of 1,000 square feet (93 square meters) of gross floor area.

### **Commercial Interiors, Retail – Commercial Interiors**

The LEED project must include a minimum of 250 square feet (22 square meters) of gross floor area.



## 5. MUST COMPLY WITH MINIMUM OCCUPANCY RATES

### **New Construction, Core & Shell, Schools, Commercial Interiors, Retail – New Construction, Retail – Commercial Interiors, Healthcare**

#### *Full Time Equivalent Occupancy*

The LEED project must serve 1 or more *Full Time Equivalent* (FTE) occupant(s), calculated as an annual average in order to use LEED in its entirety. If the project serves less than 1 annualized FTE, optional credits from the Indoor Environmental Quality category may not be earned (the prerequisites must still be earned).

### **Existing Buildings: O&M**

#### *Full Time Equivalent Occupancy*

The LEED project must serve 1 or more Full Time Equivalent (FTE) occupant(s), calculated as an annual average in order to use LEED in its entirety. If the project serves less than 1 annualized FTE, optional credits from the Indoor Environmental Quality category may not be earned (the prerequisites must still be earned).

#### *Minimum Occupancy Rate*

The LEED project must be in a state of *typical physical occupancy*, and all building systems must be operating at a capacity necessary to serve the current occupants, for a period that includes all performance periods as well as at least the 12 continuous months immediately preceding the first submission for a review.

## 6. MUST COMMIT TO SHARING WHOLE-BUILDING ENERGY AND WATER USAGE DATA

### **All Rating Systems**

All certified projects must commit to sharing with USGBC and/or GBCI all available actual whole-project energy and water usage data for a period of at least 5 years. This period starts on the date that the LEED project begins typical physical occupancy if certifying under New Construction, Core & Shell, Schools, or Commercial Interiors, or the date that the building is awarded certification if certifying under Existing Buildings: Operations & Maintenance. Sharing this data includes supplying information on a regular basis in a free, accessible, and secure online tool or, if necessary, taking any action to authorize the collection of information directly from service or utility providers. This commitment must carry forward if the building or space changes ownership or lessee.



## **7. MUST COMPLY WITH A MINIMUM BUILDING AREA TO SITE AREA RATIO**

### **All Rating Systems**

The gross floor area of the LEED project building must be no less than 2% of the gross land area within the LEED project boundary.