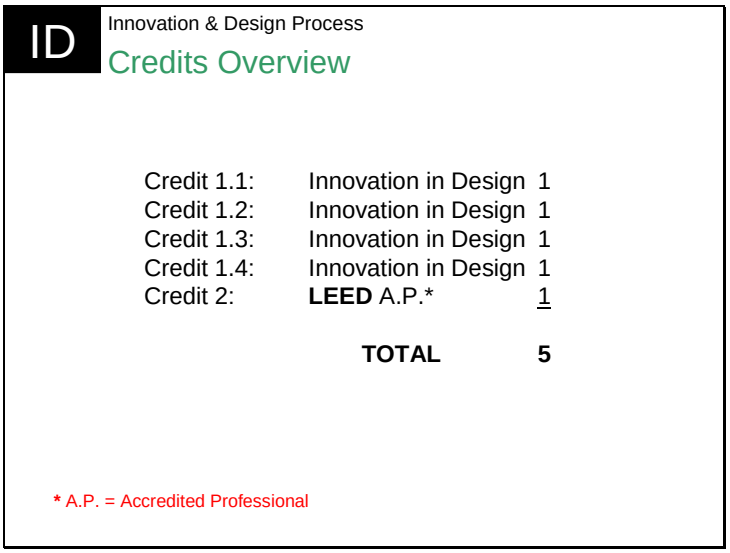
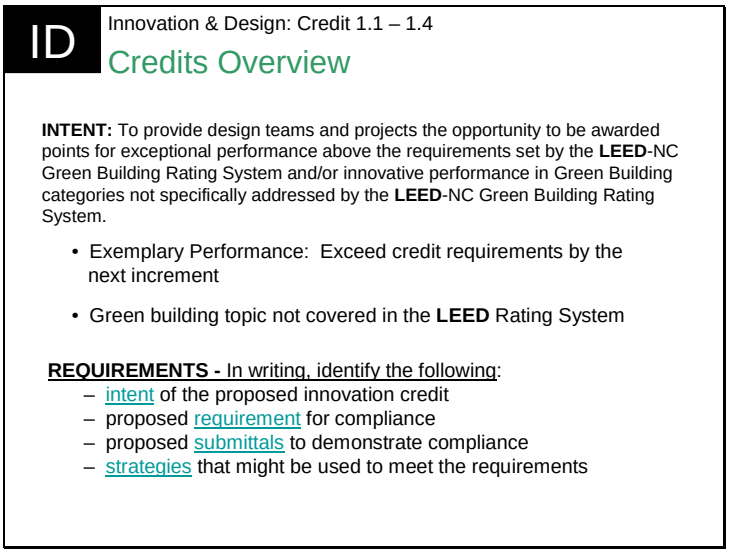
Slide 1



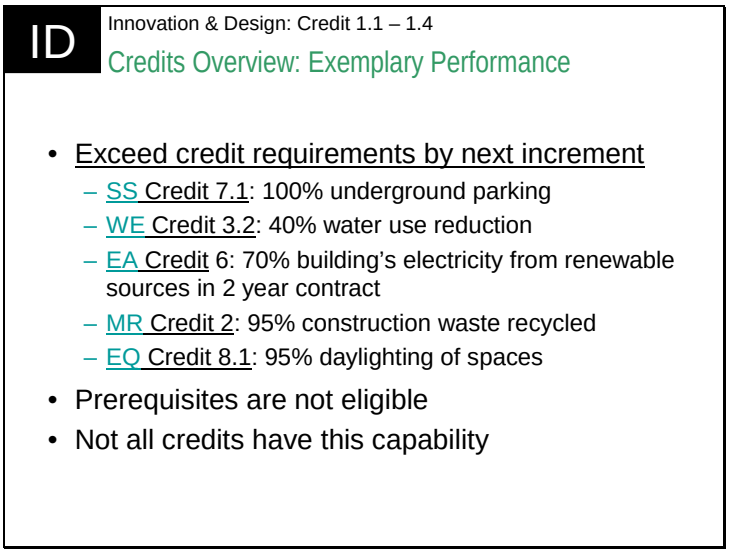
The Innovation in Design credits provide points for projects that incorporate innovative and sustainable building features that go above and beyond the LEED Rating System requirements or categories. There are four points available where project teams can be awarded for exceptional performance in a category of their choice. The second credit specifically is awarded if a LEED AP is included in the project team.

Slide 2



Under this ID credit there are two strategies to receive points. The first type of strategy is to exceed a credit's requirements; called exemplary performance. The second approach is to address a sustainability topic not covered in the LEED Rating System. Both strategies have the same intent and requirements needed for a complete submittal. The resources for possible ID credits are the CIR database and USGBC news briefs.

Slide 3



The list above gives some examples where exemplary performance is allowed for an ID credit, with the proper percentage increase needed to earn a point. The general rule is that the ID requirements meet the next increment or double if incremental levels do not exist. An example of doubling the requirements is SS Credit 7.1 where the underground parking requirement is doubled from 50% to 100%. It is important to note that the rule is excused where it is not realistic for projects to meet a 100% threshold such as daylighting and construction waste recycling. In these cases a 95% threshold is sufficient.

Slide 4

ID

Innovation & Design: Credit 1.1 – 1.4

Exemplary Alternative Transportation

REQUIREMENTS for ID point:

1. Project must achieve 3 out of the 4 SS Credit 4 subcredits.
2. The extra commitment requirements are met.
3. All commitments are adequately and officially documented.

SS Credit 4, Alternative Transportation:

SS Credit 4.1, Public Transportation Access
SS Credit 4.2, Bicycle Storage & Changing Rooms
SS Credit 4.3, Alternative Fuel Vehicles
SS Credit 4.4, Parking Capacity

PATH

Over the course of the LEED-NC program, certain ID ideas have been used in many projects so that an intent and specific requirements have been created and approved by the USGBC. In essence, they have become fixed credits that have been adapted into other LEED Rating Systems. The alternative transportation plan above followed this process as well as the green building education and green housekeeping credits. The specifics of these ID credits will not be necessary for the LEED AP test, but showcase different ideas for ID credits.

The first component to meeting the requirements is to achieve at least three out of the four alternative transportation credits in the Sustainable Sites category.

Slide 5

ID

Innovation & Design: Credit 1.1 – 1.4

Exemplary Alternative Transportation

Extra Commitment Requirements:

- Implement Guaranteed Ride Home program
- Install a carpool coordination kiosk or message board
- Orchestrate carpools with company vans
- Arrange discounts on Zip or Flex Cars
- Provide maps of preferred bike routes
- Subsidize bus and subway passes
- Encourage alternative work schedule (4 days/week) or tele-working options

In addition to meeting three alternative transportation credits, the owner must do all of the above. Any programs that provide travel and subsidized travel passes must have a 5 year or more commitment.

Slide 6

ID

Innovation & Design: Credit 1.1 – 1.4

Green Building Education

Must do 2 of 3 options:

1) <u>Comprehensive Signage Program:</u>

- Build signage into the building's spaces to educate the occupants and visitors of the benefits of green buildings
- Include windows to view energy-saving mechanical equipment
- Call attention to water-conserving landscape features

The education credit is another credit which is not in the LEED Rating System, but that has over time established its own requirements by the USGBC. The intent of the education credit is to provide interactive green building education to the public or interested building professionals.

Slide 7

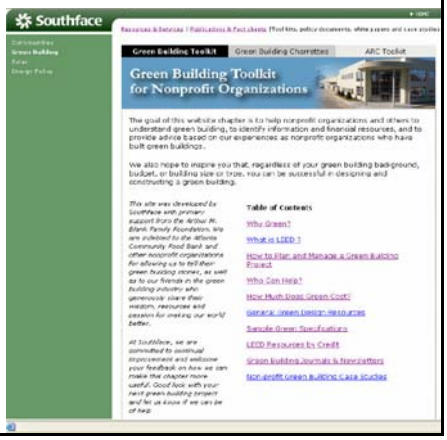
ID

Innovation & Design: Credit 1.1 – 1.4

Green Building Education

2) A Manual, Guidelines, or Case Study:

- Develop a tool to inform the design of other buildings based on the successes of this project
- This manual will be made available to the USGBC for sharing with other projects



The Green Building Toolkit is an example of a guide to help building professionals go through the process of creating a high performance building. There is information about the economic benefits of green building, how to manage a project in the LEED program, and provides technical resources. Please visit the this resource at www.southface.org.

Slide 8

The third option is to create a guided tour, self guided tour, or educational outreach program to the public. A tour synergizes well with signage describing the green building features. Writing a self guided tour that explains all of the building's information is an easy way for walk-ins to learn about the building if a formal tour will not occur that day.

Slide 9

ID

Innovation & Design: Credit 1.1 – 1.4

Green Housekeeping

INTENT: Reduce exposure of building occupants and maintenance personnel to potentially hazardous chemical contaminants that adversely impact air quality, occupant well-being, and the environment

REQUIREMENTS: have in place over the performance period a low-impact environmental cleaning policy addressing:

- Sustainable building systems
- Use of chemical cleaning products
- Use of chemical concentrates and appropriate dilution systems
- Proper training of maintenance personnel in the hazards, use, maintenance, and disposal of cleaning chemicals, dispensing equipment packaging
- Use of hand soaps that do not contain antimicrobial agents except where required by health codes and other regulations
- Use of cleaning equipment that reduced impacts on IAQ
- Purchase cleaning products that meet the Green Seal GS-37 Standard

Green housekeeping practices are an important aspect to a green building. Cleaning products can to harm environmental and human health. Cleaning products have the potential to off-gas volatile organic compounds (VOCs) into the air and contaminating the indoor air quality for occupants. In addition to the problems associated with IAQ, these chemicals harm water systems as they are poured down drains. These toxic substances in our waterways harm wildlife and drinking water quality. The solution to this problem is not to clean our buildings less, but to replace toxic cleaning products with less toxic substances. This change to a low impact environmental cleaning program is a cost-neutral exchange from the conventional cleaning program because green cleaning products are becoming more prevalent in the market.

* Purchase products that satisfy the Green Seal GS-37 Standard and create a training program that helps janitorial staff learn the effective use of the new products and procedures implemented in the policy.

Slide 10

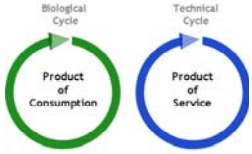
ID

Innovation & Design: Credit 1.1 – 1.4

Cradle to Cradle Products

C2C Product Certification Means:

- Environmentally safe and healthy materials
- Design for material reutilization, such as recycling or composting
- Energy efficiency and the use of renewable energy
- Efficient use of water, and maximum water quality associated with production
- Instituting strategies for social responsibility (Life Cycle Assessment)



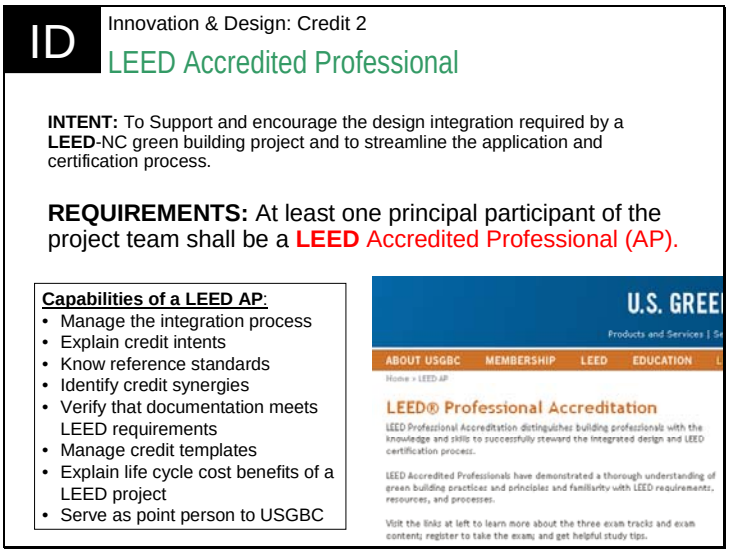
LEED Requirements:
Use Cradle to Cradle Certified building materials and products for 2.5% of the total value of all building materials

C2C Certification provides manufacturers with a means to measure achievement in environmentally intelligent design and helps customers purchase and specify products that are pursuing a broader definition of quality. Through C2C, product manufacturers implement the sustainable alternatives above and create products that are made with healthier materials and processes and can be turned into another useful product at the end of its life.

The authors of Cradle to Cradle suggest changing manufacturing processes to separate biological materials and technical/synthetic materials, because when separated, the waste can be disposed of properly: biological wastes are composted without contaminating the environment and technical/synthetic wastes are designed to be recycled and reused again by industry rather than in a landfill. If a candidate product achieves the necessary criteria, it is certified as a Silver, Gold or Platinum product or as a Technical/Biological Nutrient (available for homogeneous materials or less complex products), and can be labeled as Cradle to Cradle.

* For more information about this program it is explained at www.mbdc.com/certified.

Slide 11



A LEED Accredited Professional is a critical player in the project team if the project hopes for LEED Certification. The project will more likely reach the certification goal because the LEED AP is trained and has passed a test in the LEED Rating System. When someone with training, experience, and guidance in the LEED Rating System is on the team it saves time, money and stress in the certification process. LEED accreditation is applicable to architects, contractors, engineers, and any building professionals interested in green building.

Prove you are the LEED AP on a project: 1. Provide name and company of LEED AP. 2. Provide brief description of AP's role in project. 3. Provide copy of LEED AP's certificate from the USGBC.