

THE LEED DECISION-MAKING PROCESSES FOR NORTHERN CALIFORNIA COMMERCIAL CONSTRUCTION

Purpose

The purpose of this project was to establish a common decision-making process behind selections on the Leadership in Energy and Environmental Design (LEED) scorecard.

Methodology

The research analyzed was qualitative and was found through six interviews with perspectives from each major stakeholder involved in the LEED decision-making process - included in the group were construction managers, architects, and owner's representatives.

Conclusions

Time, cost, efficiency, and sensibility were all considered prioritizing factors in the LEED decision-making process; because this project involves diverse individuals with various backgrounds and reputable business of different sizes and specializations, the results not only speak to the companies involved in this project, but those industry wide as well. It was found that while the initial LEED decision-making process is similar throughout the industry, the credit selection process varies greatly based on the companies and individuals involved.

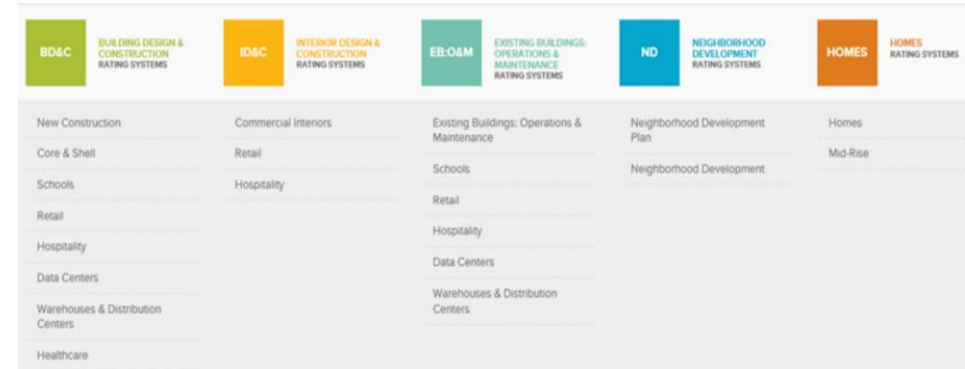


Figure 1. Rating Systems within LEED (Celidonia, 2014)

0 0 0 Location and Transportation	9	0 0 0 Materials and Resources	19
Credit: LEED for Neighborhood Development Location	9	Y Prereq: Storage and Collection of Recyclables	Required
Credit: Sensitive Land Protection	1	Y Prereq: PBT Source Reduction- Mercury	Required
Credit: High Priority Site and Equitable Development	2	Credit: Building Life-Cycle Impact Reduction	5
Credit: Surrounding Density and Diverse Uses	1	Credit: Environmental Product Declarations	2
Credit: Access to Quality Transit	2	Credit: Sourcing of Raw Materials	2
Credit: Bicycle Facilities	1	Credit: Material Ingredients	2
Credit: Reduced Parking Footprint	1	Credit: PBT Source Reduction- Mercury	1
Credit: Electric Vehicles	1	Credit: PBT Source Reduction- Lead, Cadmium, and Copper	2
		Credit: Furniture and Medical Furnishings	2
		Credit: Design for Flexibility	1
		Credit: Construction and Demolition Waste Management	2
0 0 0 Sustainable Sites	9	0 0 0 Indoor Environmental Quality	16
Y Prereq: Construction Activity Pollution Prevention	Required	Y Prereq: Minimum Indoor Air Quality Performance	Required
Y Prereq: Environmental Site Assessment	Required	Y Prereq: Environmental Tobacco Smoke Control	Required
Credit: Site Assessment	1	Credit: Enhanced Indoor Air Quality Strategies	2
Credit: Protect or Restore Habitat	1	Credit: Low-Emitting Materials	3
Credit: Open Space	1	Credit: Construction Indoor Air Quality Management Plan	1
Credit: Rainwater Management	2	Credit: Indoor Air Quality Assessment	2
Credit: Heat Island Reduction	1	Credit: Thermal Comfort	1
Credit: Light Pollution Reduction	1	Credit: Interior Lighting	1
Credit: Places of Respite	1	Credit: Daylight	2
Credit: Direct Exterior Access	1	Credit: Quality Views	2
		Credit: Acoustic Performance	2
0 0 0 Water Efficiency	11	0 0 0 Innovation	6
Y Prereq: Outdoor Water Use Reduction	Required	Credit: Innovation	5
Y Prereq: Indoor Water Use Reduction	Required	Credit: LEED Accredited Professional	1
Y Prereq: Building-Level Water Metering	Required		
Credit: Outdoor Water Use Reduction	1	0 0 0 Regional Priority	4
Credit: Indoor Water Use Reduction	7	Credit: Regional Priority: Specific Credit	1
Credit: Optimize Process Water Use	2	Credit: Regional Priority: Specific Credit	1
Credit: Water Metering	1	Credit: Regional Priority: Specific Credit	1
		Credit: Regional Priority: Specific Credit	1
0 0 0 Energy and Atmosphere	35		
Y Prereq: Fundamental Commissioning and Verification	Required		
Y Prereq: Minimum Energy Performance	Required		
Y Prereq: Building-Level Energy Metering	Required		
Y Prereq: Fundamental Refrigerant Management	Required		

Figure 2. LEED v4.1 BD+C: Healthcare Scorecard (LEED for Building Design and Construction, 2021)

Shannon Coyle
California Polytechnic State University
Shcoyle@calpoly.edu