

Code Creep

How Green is Making its Way into Codes and What it Means for the Future of Codes and Incentive Programs

April 02, 2012

Market Transformation Summit

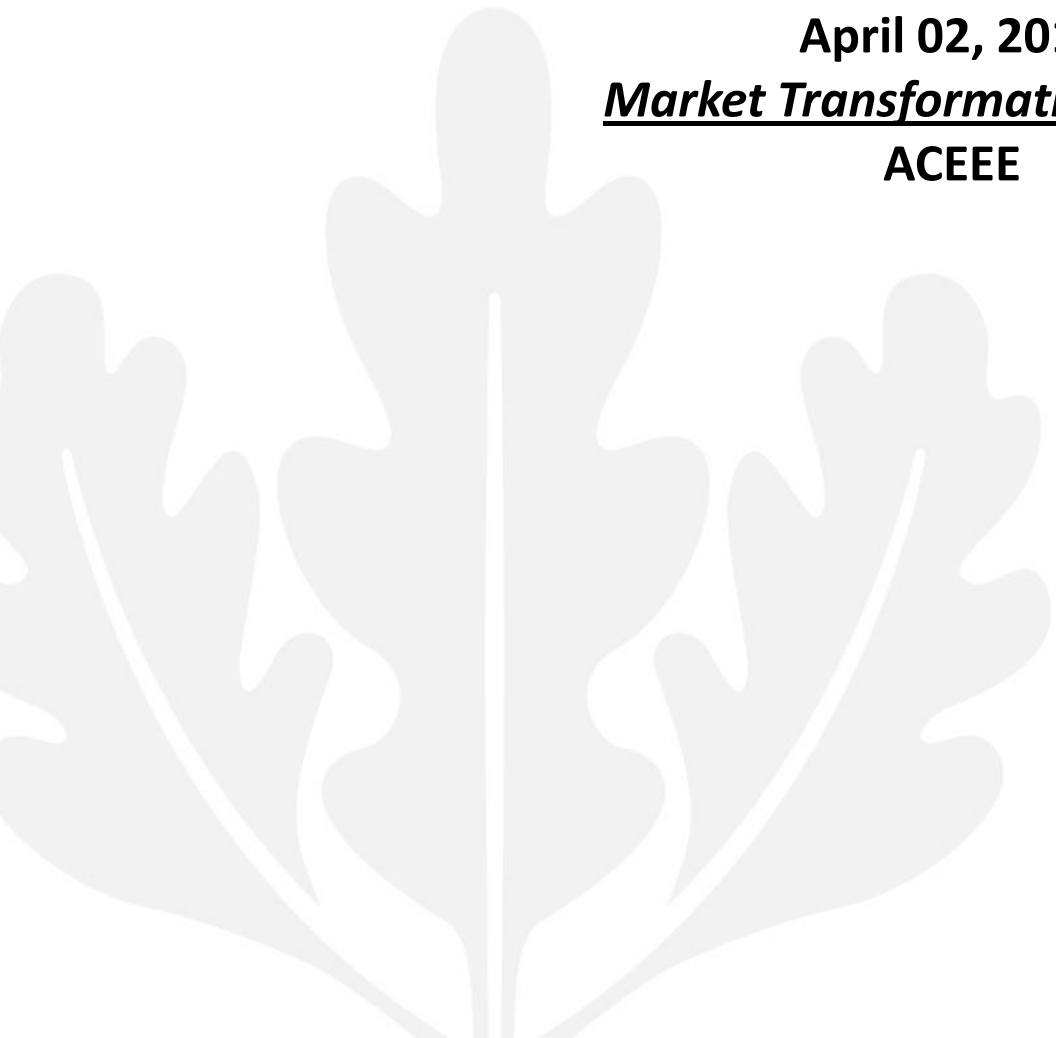
ACEEE

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Codes, Standards, Rating Systems

Navigating the 2012 Green Building Landscape

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LEED's Beginnings

- No clear set of goals to address human and environmental health challenges through buildings
- Anyone can say they built a better building
- No mechanism to inspire action
- Mandates (like codes) require context / impetus



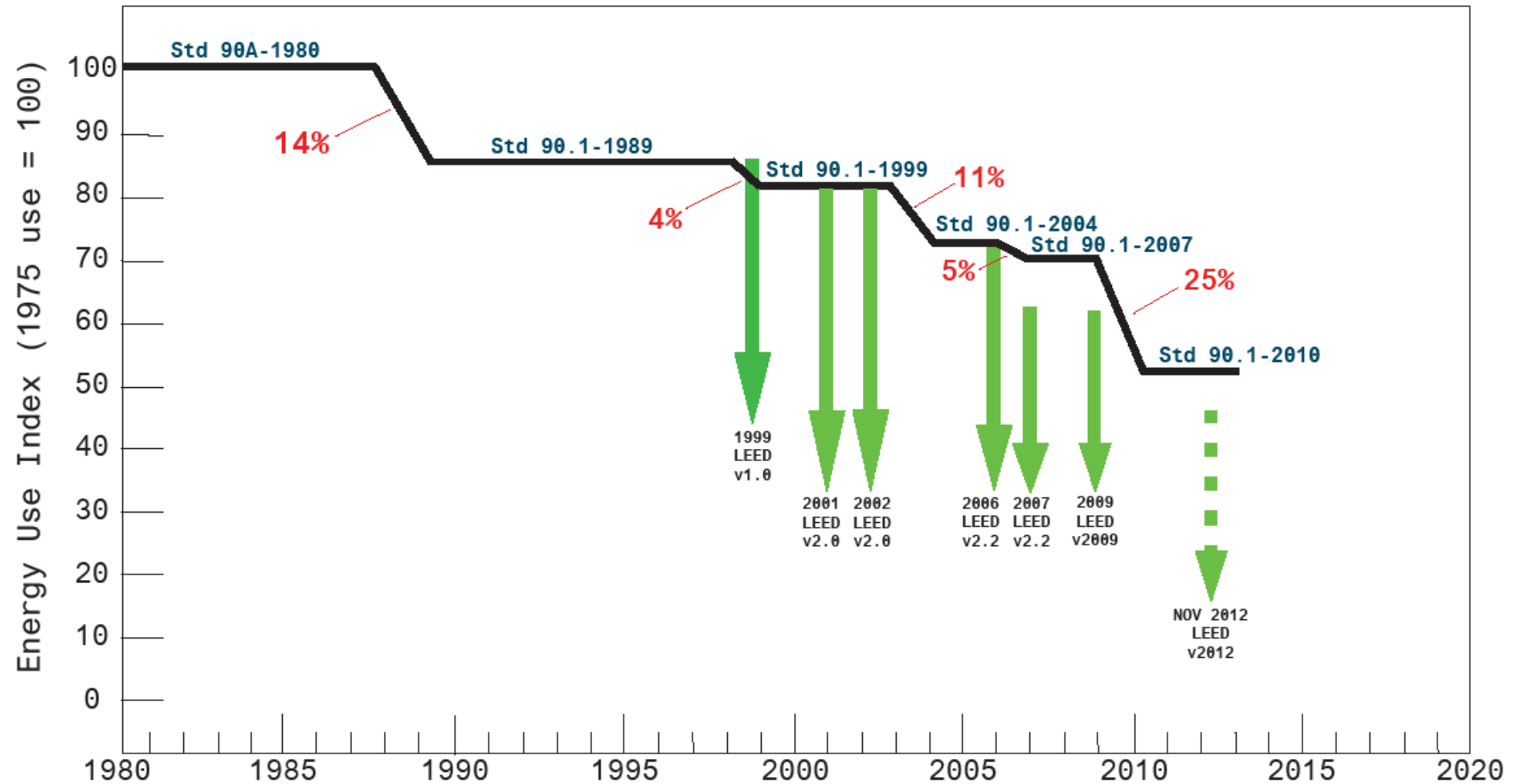
U.S. GREEN BUILDING COUNCIL



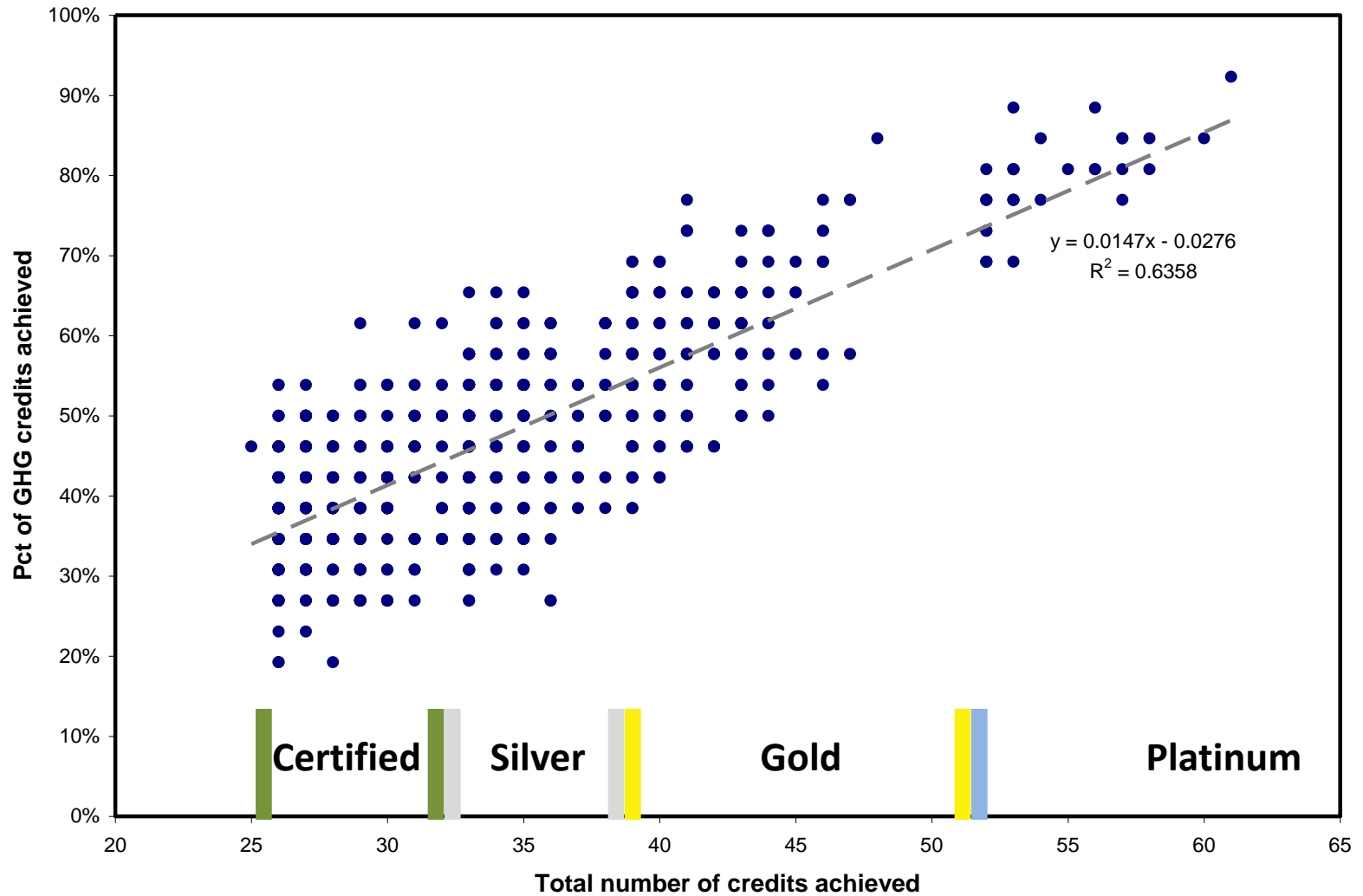
LEED PLATINUM

2009

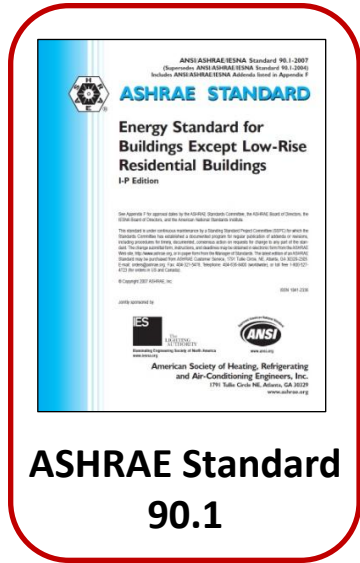
Commercial Energy Codes and LEED Energy Requirements



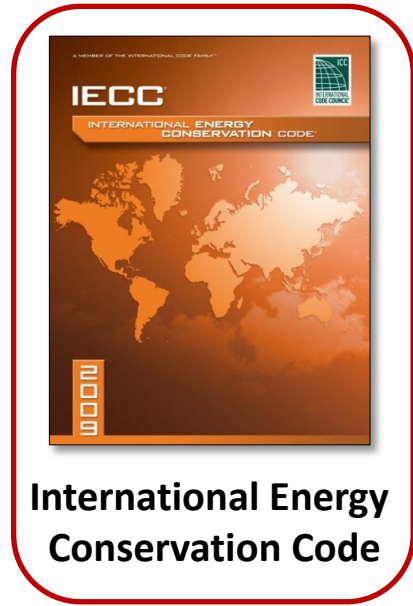
LEED Credit Achievement



2010: Relationship between the total number of credits achieved and the percentage of GHG reduction-related credits achieved (26 total GHG-related credits).



**ASHRAE Standard
90.1**



**International Energy
Conservation Code**



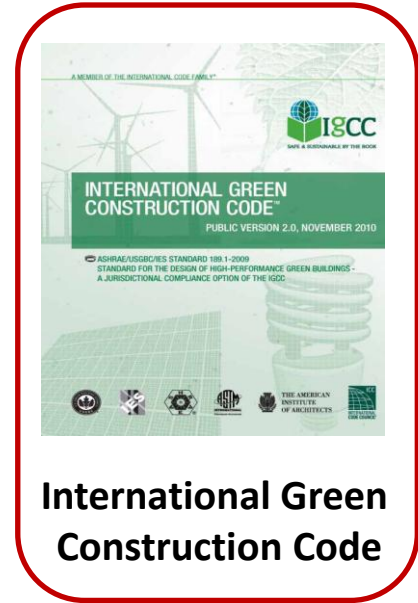
Energy Star

IgCC/189's Beginnings

- Green building policy in high demand
- No clear role for regulatory authority within LEED to address policy goals
- Flexible rating systems are not code-intended for regulatory use
- Lack of consistency in green building regulations
- Integrated thinking otherwise challenging in the codes



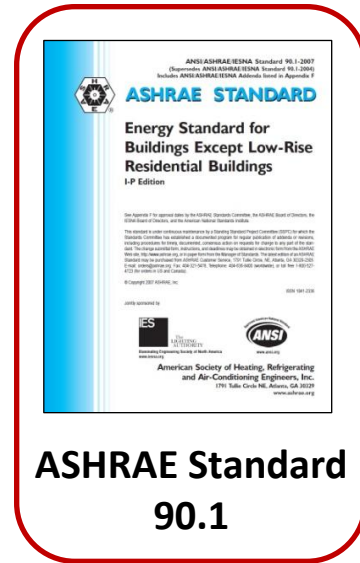
ASHRAE Standard 189.1



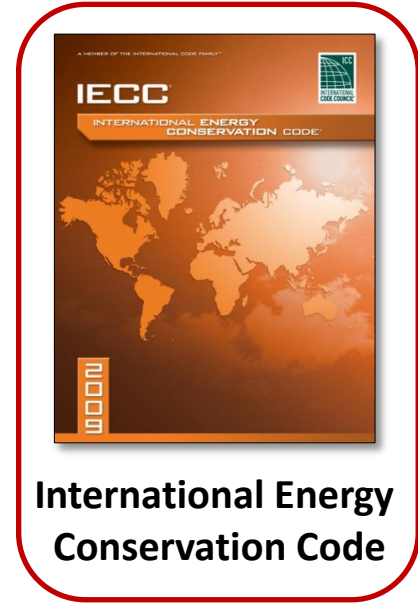
International Green Construction Code



Energy Star



ASHRAE Standard 90.1



International Energy Conservation Code



Leadership in Energy and Environmental Design

A **code** tells you
what to do...

A **rating system** tells you
how well you did...



LEED® Facts
Building size 12,500 square ft
Type of building

LEED for Core & Shell Development
Certification awarded July 27, 2006

Platinum	49*
Sustainable Sites	13/15
Water Efficiency	5/5
Energy & Atmosphere	12/15
Materials & Resources	6/9
Indoor Environmental Quality	10/13
Innovation & Design	3/5

*Out of a possible 62 points

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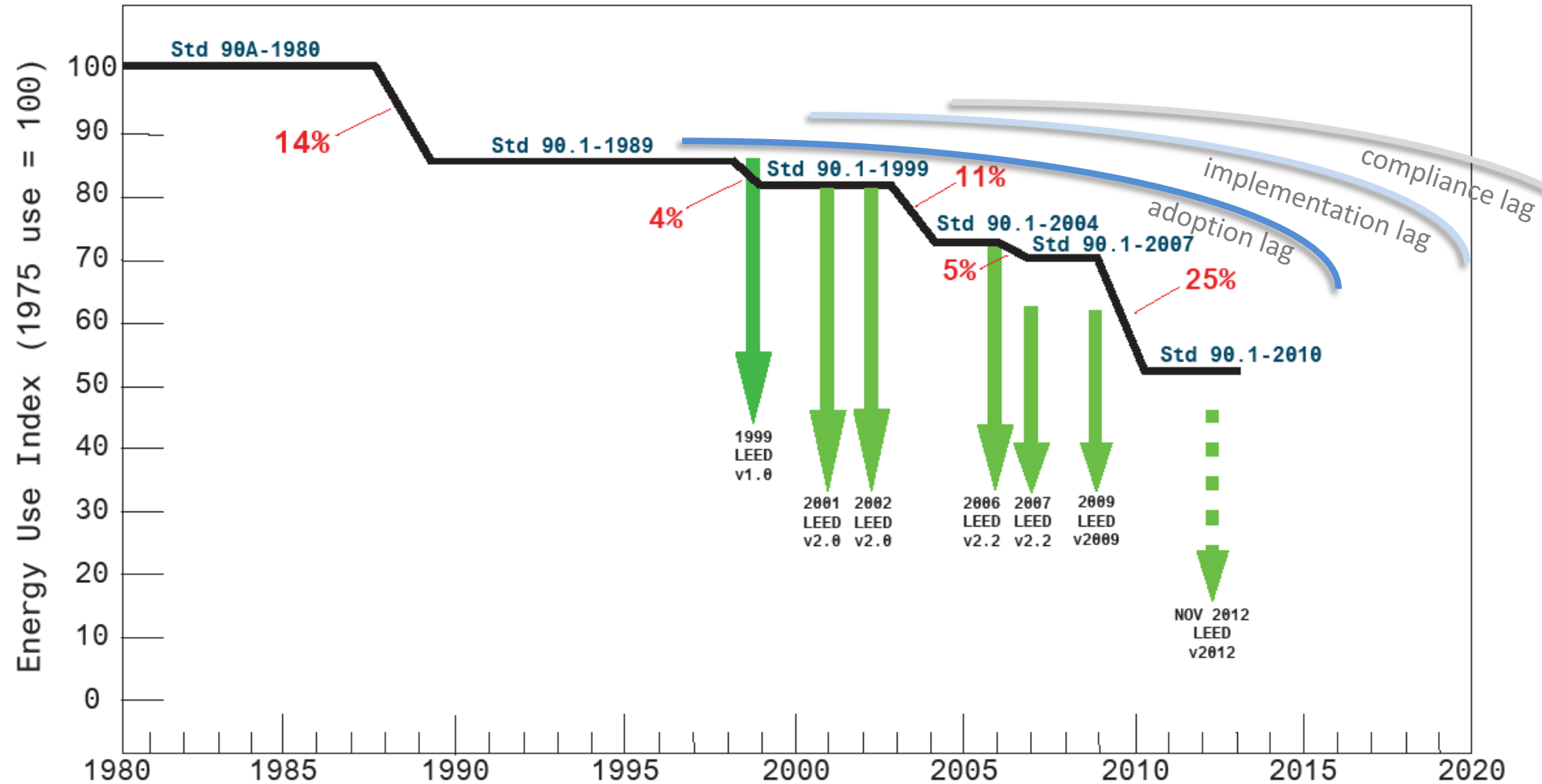
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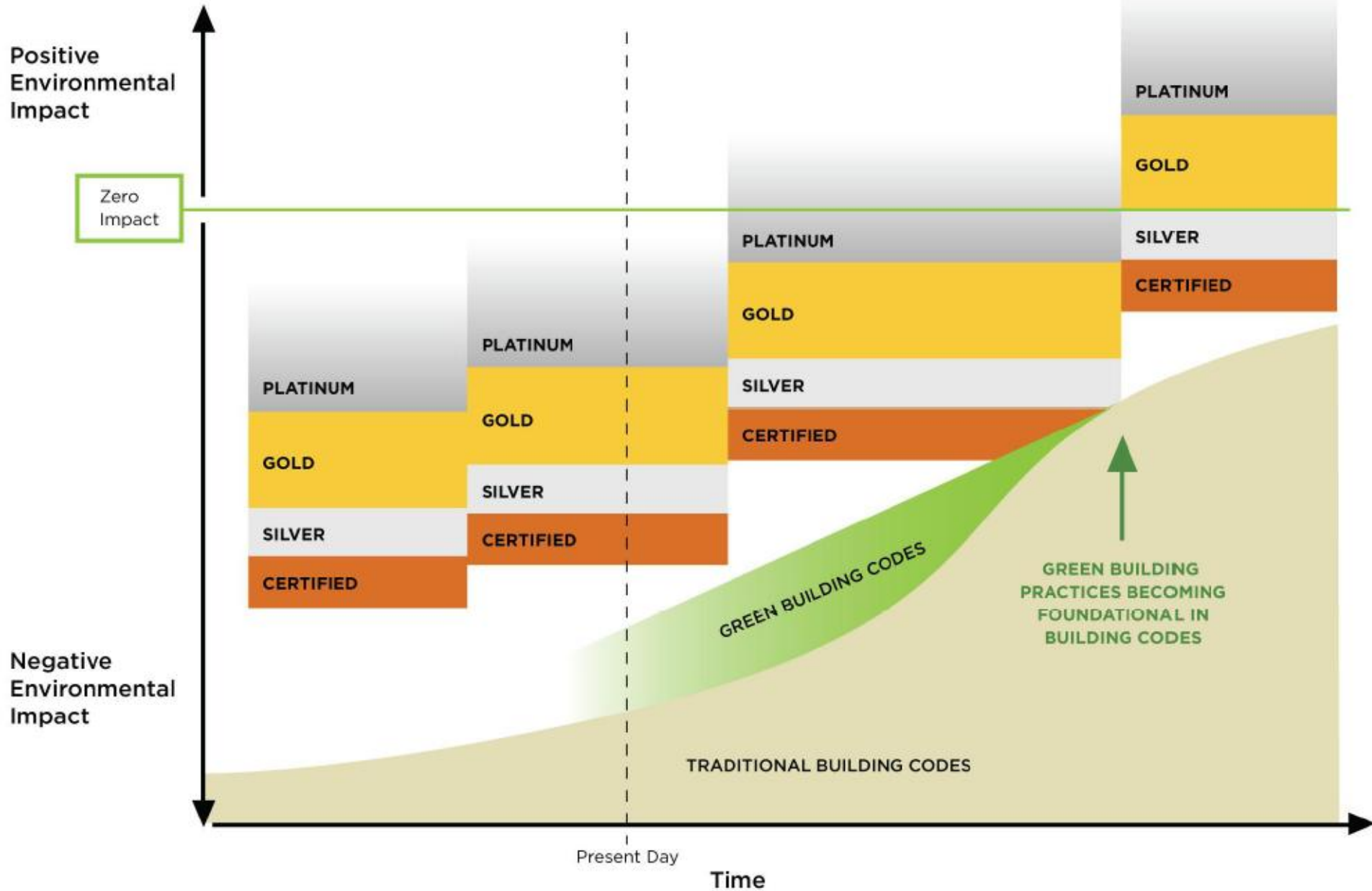
Commercial Energy Codes and LEED Energy Requirements



CREATIVE TENSION



A long road ahead...



FROM 2009 to 2012: Differences in three main areas:

NEW MARKET SECTORS: data centers, warehouses and distribution centers, hospitality, existing schools & retail, and LEED Homes Mid-Rise

CHANGES TO TECHNICAL CONTENT THAT INCREASE TECHNICAL RIGOR: proposed technical changes have been informed by market data, stakeholder-generated ideas, expert engagement, and advances in technology and market accessibility of LEED and green building practices

CREDIT WEIGHTINGS: revised point distribution will more closely tie the rating system requirements to the priorities by the USGBC community

A **SHIFT**

LEED 2009

FOUNDATIONAL

LEED 2012

DEEPER
TRANSFORMATION

IN

FOCUS

Will “Base Codes” Embrace an Enhanced Scope?

101.3 The purpose of this code is to establish the **minimum requirements to safeguard the public health, safety and general welfare** through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property **from** fire and other **hazards attributed to the built environment** and to provide safety to fire fighters and emergency responders during emergency operations.

Source: 2006 International Building Code



MEASURE

ENGAGE

LEAD

TRANSFORM

LEED 2012: What's Next?

- 3rd Public Comment closed 3/27
- “Consensus Body” opt-in open 4/2 – 5/1
- Ballot this summer
- Launch @Greenbuild, 11/14



For additional information and up-to-date commentary on current events affecting green building, please visit:

www.usgbc.org/government
www.usgbc.org/LEED2012
www.usgbc.org/blog

www.iccsafe.org/lqCC
www.ashrae.org/greenstandard

Discuss @ www.leaduser.com

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