

May 11, 2009



Get a 1/2 dozen FREE Michigan Roses for your favorite Michigander!

- Home
- About MiBiz
- Current Issue
- Columns
- Archives
- Partnerships
- Datebook
- Resources
- Site Map

MiBiz The business of opinions ON THE WEB

SUBSCRIBE TO MIBIZ!

LEED for Retail: The new gold standard

Monday, May 11, 2009 - MiBiz

[EMAIL ARTICLE](#) [PRINT ARTICLE](#)

[Comments](#) - [Post a Comment](#) - [ShareThis](#)

Sustainability Desk

By Theresa Hogerheide-Reusch
Principal, Reusch Design Services

After years of development, the U.S. Green Building Council's membership currently is wrapping up balloting for the new LEED (Leadership in Energy and Environmental Design) for Retail Green Building Rating Systems. There are now two certification paths for LEED for Retail: *New Construction* for a project that certifies a single building and *Commercial Interiors* for a project that certifies a single tenant space. LEED for Retail is now the gold standard that retail buildings and tenant spaces will be designed and built to.

LEED Rating Systems are developed through an open, consensus-based process led by LEED volunteer committees composed of a diverse group of practitioners and experts representing a cross-section of the building and construction industry. The key elements of USGBC's consensus process include a balanced and transparent committee structure, technical advisory groups that ensure scientific consistency and rigor, opportunities for stakeholder comment and review, member ballot of new rating systems, and a fair and open appeals process.

In 2003, the USGBC formed the LEED for Retail Core Committee, a devoted group of volunteers, contractors and USGBC staff. The group is made up of retailers, professional firms and other stakeholders. I have been a member for three years. The entire LEED for Retail development team consists of the Core Committee, USGBC, and Green Building Services.

As a Core Committee member, I participated on bi-weekly conference calls with green building experts from across the country. There were also monthly calls with the retail pilot project teams. They had a dual purpose: first, to help the project teams understand, and second, to implement LEED for Retail on their new construction and commercial interiors projects. The conference calls also informed the development team to revise the

v v

[On-site LEED Exam Courses](#)

Learn from LEED Professionals
Fastest way to pass LEED AP Exam
www.EverblueEnergy.co

[LEED Online Practice Exam](#)

Pass the first time!
The best study tools for your USGBC LEED Exam
www.GreenExamPrep.cc

[New LEED GA Exam Prep](#)

Prep for the Green Associate Exam
Study Guides & Practice Exams
www.ppi2pass.com/LEED

[PTL Exam Prep](#)

LEED Audio Exam
Prep & Study Guide
Flashcards, Practice Exams, Classes
www.ptlexamprep.com

UNITED BANK

Good things happen when people get United.

www.unitedbankofmichigan.com

MiBiz

Free subscriptions are available to those who qualify.

SUBSCRIBE!

"Where You Become the Grillmaster!"

original LEED rating systems to meet the green building needs of the retail market.

Each new rating system is piloted by the USGBC, and each pilot is designed to engage stakeholders, increase transparency, test the rating systems, and direct the shape of them. The pilot includes both New Construction and Commercial Interiors projects and has been running for about two years. There were 95 individual project teams registered, providing valuable feedback to the USGBC. Restaurants, a variety of small and large retailers, and banks were involved in the LEED for Retail pilot. The project teams generously provided lessons learned in the monthly conference calls with the USGBC and other stakeholders.

LEED for Retail is organized in the same way as the other design and construction LEED Rating Systems:

- Sustainable Sites applies to the site and surrounding amenities of the project;
- Water Efficiency addresses water consumption both inside the building and for the landscaping;
- Energy & Atmosphere applies to the energy use of the building;
- Materials & Resources includes the installation of salvaged materials and materials that have recycled content, rapidly renewable content, or are extracted and manufactured regionally;
- Indoor Environmental Quality includes credits for occupant comfort and well-being;
- Plus an Innovation in Design section.

So, why LEED for Retail? To address the specific needs and issues of retail green building projects. The original USGBC Rating Systems were not compatible with retail projects' need for water and energy efficiency, space requirements for front and back of house, and typical retail occupancies.

There are additional strategies added to existing credits such as Sustainable Sites: Alternative Transportation and Indoor Environmental Quality: Low-Emitting Materials. Some LEED for Retail credits have an additional definition or change in credit threshold but are aligned with the original credits for everything else. For example, there are new prescriptive and modeling baselines for commercial kitchens, and furniture is defined specifically for retail projects.

The creation of the retail rating system has been an education, challenge and adventure for everyone involved.

The U.S. Green Building Council is a coalition of leaders

from across the building industry working to promote environmentally responsible, profitable and healthy places to live and work. The West Michigan Chapter provides and develops leadership through affiliations and education at all levels.

Please send comments and column proposals to chuck.otto1@gmail.com.



Please read the following information if you are interested in publishing a MiBiz article on your Web site. The following verbage must be included on your site with the article:

COPYRIGHT 2009. MIBIZ.
ALL RIGHTS RESERVED.

This article appeared in the Monday, May 11, 2009 issue of MiBiz, read by upper management executives in West and Southwest Michigan. Print subscriptions are free to qualified individuals who are employed in West and Southwest Michigan. For further information about MiBiz, visit www.mibiz.com. (A link to MiBiz's Web site is required).

PLEASE NOTE: Since MiBiz retains the copyright for the article, it must be published AS IS, with no revisions unless you receive permission from the publisher.

Comments on Article: **LEED for Retail: The new gold standard**



[Post a Comment](#)

Comments : 0


Page 1 of 0

User Rating :



[Post a Comment](#)

[Back to the top](#)

[Subscribe](#) | [Advertising](#) | [Submit News](#) | [About Us](#) | [Contact Us](#) | [Site Map](#) | [Datebook](#) | [Columns](#) | [Traffic Map](#)
[Business Resource Links](#) | [Archive](#) | [Feedback](#) | [Local Quarterly Financials](#) | [Construction Hall of Fame](#) |  [RSS Feeds](#)

Partnerships:

[Commercial Association of Realtors](#) | [CareerBuilder.com](#)

Copyright © 2009 MiBiz® All Rights Reserved.
[Privacy Policy](#)