



RIO CAN

SUSTAINABILITY

Yonge Eglinton Centre Green Education



Introduction

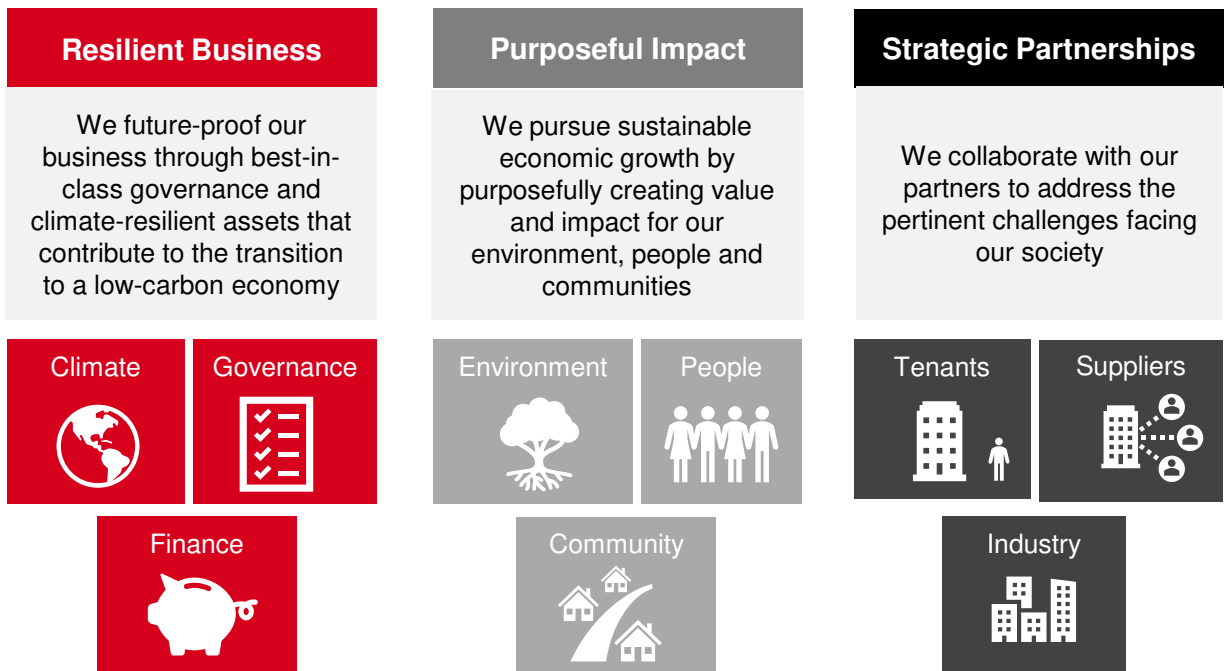
The RioCan Office on the 21st to 23rd floors located at 2300 Yonge Street, Toronto, Ontario at the Yonge Eglinton Centre (YEC) was designed to align with RioCan’s vision to be among the business leaders in sustainable development and operations. RioCan’s commitment to sustainability resulted in the decision to pursue multiple green building standards including LEED Platinum Certification under the LEED Interior Design and Construction (ID+C) Rating System, utilizing version 4/4.1 and Fitwel v2.1 Certification. RioCan’s ESG pillars include Resilient Business, Purposeful Impact and Strategic Partnerships which align with the pursuit of Certifications. This case study was developed to showcase sustainable design opportunities for tenants at YEC and provide guidance to like-minded tenants, on achieving LEED Certification, in their own spaces. The LEED Scorecard for RioCan’s office has been attached along with sample strategies for achieving different levels of LEED Certification at YEC.

About RioCan

RioCan is one of Canada’s largest real estate investment trusts. RioCan owns, manages, and develops retail-focused, increasingly mixed-use properties in prime, high-density, transit-oriented areas where Canadians want to shop, live and work. To learn more, please visit www.riocan.com.

RioCan’s ESG Strategy

To address evolving trends, standards and expectations it is essential that we embed ESG across our business in the following ways.



LEED Certification

The Leadership in Energy and Environmental Design (LEED) rating system is a leader in the green building certification industry. The rating systems recognize the importance of depleting resources and climate change and focus on a solution by providing a framework of sustainable measures that projects can use to create more sustainable buildings. LEED includes rating systems for various project types; however, LEED ID+C v4/v4.1 or later applies to tenant fit-out. LEED includes prerequisites that must be achieved and credits that are awarded points based on the achievement of specific performance metrics. Based on the number of points achieved, projects are awarded a certification level of Certified (40-49 Points), Silver (50-59 Points), Gold (60-79 Points), and Platinum (80+ Points).

LEED Credits

Below is a summary of relevant credits and strategies based on the RioCan Office at Yonge Eglinton Centre. Although each project is different and certification cannot be guaranteed, a tenant fit-out project uniquely lends to lessons learned from similar projects in the same building.

Integrative Process

An integrative process brings together all project stakeholders to collaboratively seek the best solutions to meet the project's sustainability goals. Synergies can be sought through effective collaboration, and opportunities can be identified for improving the design. With a particular focus on energy efficiency, water efficiency, site, and health/wellness, RioCan found this was an effective credit to pursue for 2 points.

| LEED® Facts | |
|--|---------------|
| RioCan Head Office Renovation Toronto, Ontario | |
| Commercial Interiors - Platinum | 84/110 |
|  Integrative Process | 2/2 |
|  Location & Transportation | 17/18 |
|  Water Efficiency | 6/12 |
|  Energy & Atmosphere | 29/36 |
|  Materials & Resources | 9/13 |
|  Indoor Environmental Quality | 12/17 |
|  Innovation | 6/6 |
|  Regional Priority | 3/4 |

Location & Transportation



The selection of a site is a fundamental component of ensuring the sustainability of any project. The construction of a new building can cause environmental damage that may take years to remedy. Locating within YEC reduces pressure on undeveloped land. It also provides access to a diverse selection of amenities and various transportation options.

Site Selection

The project is located at the intersection of Yonge Street and Eglinton Street and is connected to the block's existing shopping centre, which offers exceptional access to amenities. The YEC's location in the core of midtown places occupants in close proximity to many additional amenities and services and qualifies the project for 8 points under the Surrounding Density and Diverse Use Credit.

Alternative Transportation

YEC is within walking distance of the TTC subway system via the Yonge Line, multiple bus lines, and the future Eglinton Crosstown LRT, connecting occupants to anywhere in the city. This exemplary access to transit qualifies projects within YEC to earn 7 points under the Access to Quality Transit Credit. A further 2 points can be achieved based on reductions in parking spaces provided as part of leases under the Reduced Parking Footprint Credit. YEC also offers EV Charging stations, bicycle parking, and access to bicycle paths, giving staff access to multiple alternative transportation options. However, these do not currently qualify for additional points under the Bicycle Facilities Credit.

Water Efficiency



Water scarcity is a global issue, and with increased extreme weather events (droughts and floods), effectively managing water is essential to sustainability, especially in high density urban locations. Canadians are still one of the largest consumers of water, and by incorporating water saving and management water overconsumption can be minimized.

Indoor Water Use

With collaboration from the project team, using low-flow and flush plumbing fixtures is an effective approach to water use reduction. If the below is specified and installed, similar to RioCan's office, a **water savings of >35% over LEED baseline** can be achieved, aligning with the prerequisite and earning 6 Points under the Water Use Reduction Credit.

4.8 LPF Low Flush Water Closet's

0.5 LPF Low Flow Urinals

1.3 LPM Low flow metering lavatory faucets

5.7 LPM Low flow Kitchen Faucets

5.7 LPM Low flow Shower Heads

Although 12 points are available under this credit, it is challenging to achieve more than 6 points without using greywater, which is currently unavailable at Yonge Eglinton Centre/

Energy & Atmosphere

Approximately 40% of total energy use is from buildings, which consume energy from fossil fuels, emit greenhouse gases, and contribute to climate change. Reducing energy consumption and greenhouse gas emissions from buildings is critical in combating climate change.

Energy Performance

Energy and Carbon savings should be prioritized starting in the early design stages and throughout the design process. The goal is to provide a high-performance building with reduced energy consumption and carbon emissions compared to a reference project designed to meet minimum code requirements. RioCan's Office **achieved 27.6 % energy savings, 21.6 % energy cost savings and 34.5% GHG savings from the ASHRAE 90.1- 2010.**

The key energy-saving features included:

- High-efficiency hot water loops include condensing natural gas boilers and air chillers with condenser heat recovery loops (Base Building Design).
- VAV with WSHP or Induction,
- Low-flow water fixtures,
- High- efficiency LED lighting throughout,
- Glass film.

Similar measures can be implemented at other Yonge Eglinton Centre spaces and would achieve prerequisite requirements as well as up to 25 points for the Optimize Energy Performance Credit.

Commissioning

Project's energy consumption is to achieve optimal operation through an adequate commissioning process. By implementing an in-depth commissioning process, the project's systems are reviewed, tested, and re-calibrated to ensure the projects will operate with optimal performance as intended. This will meet the Fundamental Commissioning Prerequisite requirements; an additional 4 points can be earned through an Enhanced Commissioning process or 5 points if an Enhanced and Monitoring-based Commissioning process is undertaken under the Enhanced Commissioning Credit.



Refrigerant Management

Refrigerants used in HVAC systems, such as CFCs and HFCs, are known to contribute to the depletion of the ozone layer, which is linked to various environmental concerns related to human health and ecological health, as well as global warming. Yonge Eglinton Centre's building systems utilize compliant refrigerants, meeting both the prerequisite requirements and contributing to the achievement of 1 point under the Enhanced Refrigerant Management Credit.

Renewable Energy

An interior fit out project can be limited in terms of the extent of greenhouse gas emissions savings, depending on the base building systems in place and the inability to add renewable energy generation. To reduce greenhouse gas emissions, it is possible to purchase Renewable Energy Certificates to offset the carbon emissions associated with energy use; with a 10-year commitment, 1-6 points are available. However, depending on project details, 1-4 points are readily achievable at Yonge Eglinton Centre.

Materials & Resources



Resource use can have a profound environmental impact both locally and globally, it is important to both reduce material use and source materials responsibly to reduce negative environmental impacts.

Storage and Collection of Recyclables

YEC has implemented enhanced measures to reduce, reuse, recycle and educate tenants on waste diversion aligning with LEED requirements. Coupled with waste and recycling collection in a tenant's space along with education to occupants the LEED prerequisite is readily achieved.

Long Term Commitment

To conserve resources and reduce environmental harms from the use of construction materials a 10-year lease can be signed for space at YEC, resulting in 1 point under the Long-Term Commitment Credit.

Interiors Lifecycle Analysis

To assess and reduce the environmental impacts associated with the project, a Building Interiors Life Cycle Assessment can be conducted for structure, enclosure, ceilings, walls, flooring, interior partitions, acoustic insulation, metal framing, finishes coatings and furnishings. For this credit one-point can be achieved by conducting the analysis, one additional point is available for comparing it as a baseline, and one additional point is available for demonstrating a 20% global warming potential and to a 10% reduction in two other categories. RioCan was readily able to achieve 2 out 3 points.

Responsible Sourcing of Materials

By selecting materials that have environmentally, economically, and socially preferable impacts the negative impacts that building materials will cause, within their expected life cycle is reduced. The following responsible sourcing strategies are recommended and were effectively pursued by RioCan:

- Select products with Environmental Product Declarations, to promote the use of materials that have verified environmental life-cycle impacts, for 1 point under the EPD Credit. Although an additional point is available, it is challenging to achieve.
- Select products consisting of responsibly sourced materials to promote the use of materials that contain recycled and local content, from which the consumption of raw materials is reduced, waste generation is reduced, and overall environmental impact is reduced. Up to 2 points are available under the Sourcing of Raw Materials Credit.
- Select products with Material Ingredients information, to promote the use of materials that have chemical ingredients inventoried to minimize the use and generation of harmful substances for one point under the Material Ingredients Credit. Although an additional point is available it is challenging to achieve.

To achieve the above effective quality assurance and tracking process, and a committed general contractor are required. However, a high number of materials and products qualify as responsibly sourced as such it is possible to responsibly source many materials, with minimal project impact.

Construction Waste Management

In Canada, approximately 12% of the solid waste stream is sourced from construction and demolition waste. If waste can be recycled, instead of landfilled, this will help to prevent the expansion of landfills and reduces the demand for materials. By developing and implementing a construction waste management plan waste can be diverted effectively. As demonstrated by RioCan up to 2 points can be earned under this credit if 75% or more of waste from 4 or more waste streams is diverted.

Indoor Environmental Quality



Canadians spend approximately 90% of their time indoors, and therefore, are significantly impacted by their indoor environment. Occupants can be exposed to harmful emissions from interior materials and from hazardous gases, chemicals and pollutants present from the construction and ongoing use and maintenance of the building. Strategies to improve the environmental air quality can improve the health of building occupants, decrease occupant complaints and absenteeism.

Air Quality

From design to construction, strategies were followed by RioCan and have proven effective in providing occupants with improved Indoor Air Quality (IAQ):

- Design the Ventilation systems such that the minimum flow of outdoor air supplied to occupied spaces meets the requirements of the ASHRAE 62.1-2016 guidelines aligns with the prerequisite for Minimum Indoor Air Quality Performance.
- At YEC no smoking is permitted on site or within the building, which aligns with the Environmental Smoke Control Prerequisite.
- Implement enhanced IAQ measures such as Interior Cross Contamination Prevention, Carbon Dioxide Monitoring and Filtration of Outdoor Air, Filtration of Recirculated Air etc. One point can be earned for implementing three strategies and two points for implementing six under the Enhanced Indoor Air Quality Strategies Credit. During construction, follow an IAQ Plan to minimize indoor chemicals and pollutants. Strategies based on guidance from the SMACNA IAQ Guideline for Occupied Buildings Under Construction. This strategy qualifies for 1 point under the Construction Indoor Air Quality Management Plan Credit.

- Compliant low emitting products are not difficult to find, and many alternative products are available and carried by most manufacturers. Depending on the number of categories addressed (Paints and Coatings, Adhesives and Sealants, Flooring, Wall Panels, Ceilings, Insulation, Furniture and Composite Wood) 3 points are achievable under the Low Emitting Materials Credit.
- IAQ testing can be conducted prior to occupancy for one or two points under Indoor Air Quality Assessment Credit by A third-party consultant in based on the U.S. Environmental Protection Agency “Compendium of Methods for the Determination of Air Pollutants in Indoor Air.” Tests are completed for various contaminants (particulates, ozone, carbon monoxide, total VOC content) based on a prescribed sampling rate, helping confirm adequate Indoor Air Quality.

Occupant Comfort

Occupant comfort can help drive productivity and decrease absenteeism; it is important consider the key elements that can improve occupant comfort like thermal and lighting conditions.

- Thermal comfort is a key element to occupant comfort, 1 point is available in LEED for designing to ASHRAE 55-2017 and providing thermal comfort occupant controls.
- To achieve adequate lighting, lighting controls that allow for multiple lighting levels, should be provided in all open office areas in the form of task lighting and in shared multi-occupant spaces in the form of adjustable lighting with scenes. One point can be earned for lighting controls, which is readily achievable, and a second point is available by addressing two additional strategies: Glare Control, Colour Rendering, and Surface Reflectivity. .
- Substantial research tells us that natural light and a view of the surrounding environment provide significant health and well-being benefits for occupants. YEC offers large glazing equally distributed on all elevations. If floor plans are optimized such that a majority of regularly occupied spaces have access to views and natural light, based on RioCan's office, one point can be achieved for quality views, and a minimum of one point can be achieved for daylight. Two additional points are available for daylighting but can be challenging to achieve.
- Acoustic performance is often a key requirement to create an optimal work environment. To accomplish this, an Acoustic consultant can be hired to establish and document that two out of the three measures are addressed: HVAC background noise, Sound Transmission, and/or reverberation time. RioCan was readily able to achieve two points for this credit.

Innovation in Design and Regional Priority

Innovation

As the market for sustainable buildings continues to grow, so does the emergence of new innovations and strategies for sustainable development. Innovations can be implemented within the project to further promote sustainability and incorporate new strategies that are not necessarily a part of the standard LEED ID+C rating system, 5 points are available for Innovation based on the following:

- 1-2 Points Available for Exemplary Performance: YEC qualifies for 1 Exemplary performance for Access to Quality Transit.
- 1-3 Points available for Pilot Credits: Refer to the LEED Pilot Credit Library here <https://www.usgbc.org/pilotcredits>
- 1-3 points available for Innovations: Refer to the LEED Innovation Catalog here <https://www.usgbc.org/innovationcatalog>

One point is also available for having a LEED AP on the project team. It is always recommended that LEED AP's with relevant experience be retained and involved when pursuing LEED Certification to streamline the process and provide improved outcomes.

Regional Priority

Based on the location, some LEED credits will have a greater positive impact on the surrounding communities more positively than others. When these credits are achieved, they will earn an additional Regional Priority point as an incentive and reward for choosing to accomplish them. The Regional Priority credits for Canadian geographic locations have been determined by the US Green Building Council (USGBC) and are divided by the Urban and Rural areas in each province. The following Regional Priority Credits are available at YEC:

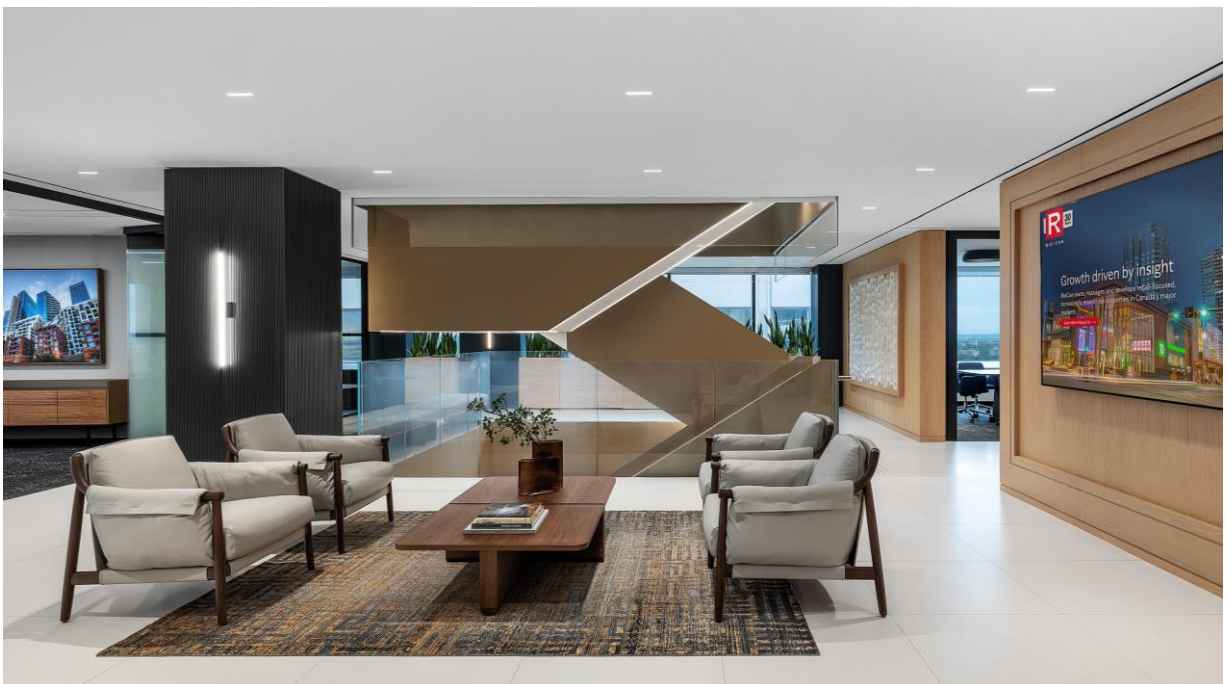
- Surrounding Density and Diverse Use for 5 or more points (Achieved by YEC Location)
- Enhanced Commissioning for 4 or more points,
- Indoor Water Use reduction for 6 or more points,
- Interior Lifecycle Impact Reduction for 3 or more points,
- Optimize Energy Performance for 10 or more points,
- Thermal Comfort for 1 point.

Conclusion

The lessons learned and achievements of RioCan's Office Renovation at YEC demonstrate the potential for LEED Certification at YEC and can be leveraged for tenant renovations.

By targeting LEED certification, a Tenant can incorporate significant enhancements that achieve and align with the environmental, social, and governance sustainability priorities outlined in their policies. The sustainable measures noted in this document enhance the occupant's comfort, health, and well-being in their workplace and inherently minimize their overall long-term environmental impact, resulting in positive benefits for employers, employees, and visitors.

If you want to learn more about LEED Certification at YEC for your own space, please get in touch with the leasing team and property management.



YEC LEED Platinum Scorecard

The below scorecard demonstrates the strategy used by RioCan to achieve LEED Platinum Certification.



LEED v4 for ID+C: Commercial Interiors

Project Checklist

Project Name: RioCan Head Office

Date: May 28, 2024 - Presubmission scorecard

| Y | ? | N | | | |
|-----------|----------|----------|------------------------------------|---|-----------|
| 2 | | | Credit | Integrative Process | 2 |
| 17 | 0 | 1 | Location and Transportation | | 18 |
| - | - | - | Credit | LEED for Neighborhood Development Location | 18 |
| 8 | | | Credit | Surrounding Density and Diverse Uses | 8 |
| 7 | | | Credit | Access to Quality Transit | 7 |
| | | 1 | Credit | Bicycle Facilities | 1 |
| 2 | | | Credit | Reduced Parking Footprint | 2 |
| 6 | 0 | 6 | Water Efficiency | | 12 |
| Y | | | Prereq | Indoor Water Use Reduction | Required |
| 6 | | 6 | Credit | Indoor Water Use Reduction | 12 |
| 29 | 0 | 8 | Energy and Atmosphere | | 38 |
| Y | | | Prereq | Fundamental Commissioning and Verification | Required |
| Y | | | Prereq | Minimum Energy Performance | Required |
| Y | | | Prereq | Fundamental Refrigerant Management | Required |
| | | 5 | Credit | Enhanced Commissioning | 5 |
| 24 | | 1 | Credit | Optimize Energy Performance | 25 |
| | | 2 | Credit | Advanced Energy Metering | 2 |
| 4 | | | Credit | Renew able Energy Production (v4.1) | 3 |
| 1 | | | Credit | Enhanced Refrigerant Management | 1 |
| | | | Credit | Green Power and Carbon Offsets - NA due to Renew able Energy v4.1 path | 2 |
| 9 | 0 | 4 | Materials and Resources | | 13 |
| Y | | | Prereq | Storage and Collection of Recyclables | Required |
| Y | | | Prereq | Construction and Demolition Waste Management Planning | Required |
| 1 | | | Credit | Long-Term Commitment | 1 |
| 2 | | 2 | Credit | Interiors Life-Cycle Impact Reduction | 4 |
| 1 | | 1 | Credit | Building Product Disclosure and Optimization - Environmental Product Declarations | 2 |
| 2 | | | Credit | Building Product Disclosure and Optimization - Sourcing of Raw Materials | 2 |
| 1 | | 1 | Credit | Building Product Disclosure and Optimization - Material Ingredients | 2 |
| 2 | | | Credit | Construction and Demolition Waste Management | 2 |

| Y | ? | N | | | |
|-----------|----------|-----------|-------------------------------------|--|-----------------------------|
| 12 | 0 | 5 | Indoor Environmental Quality | | 17 |
| Y | | | Prereq | Minimum Indoor Air Quality Performance | Required |
| Y | | | Prereq | Environmental Tobacco Smoke Control | Required |
| 1 | | 1 | Credit | Enhanced Indoor Air Quality Strategies | 2 |
| 3 | | | Credit | Low-Emitting Materials | 3 |
| 1 | | | Credit | Construction Indoor Air Quality Management Plan | 1 |
| 2 | | | Credit | Indoor Air Quality Assessment | 2 |
| | | 1 | Credit | Thermal Comfort | 1 |
| 1 | | 1 | Credit | Interior Lighting | 2 |
| 1 | | 2 | Credit | Daylight | 3 |
| 1 | | | Credit | Quality Views | 1 |
| 2 | | | Credit | Acoustic Performance | 2 |
| 6 | 0 | 0 | Innovation | | 6 |
| 5 | | | Credit | Innovation | 5 |
| 1 | | | Credit | LEED Accredited Professional | 1 |
| 3 | 0 | 1 | Regional Priority | | 4 |
| 1 | | | Credit | Regional Priority: Surrounding Density and Diverse Use | 1 |
| 1 | | | Credit | Regional Priority: Indoor Water Use Reduction (min. 6 pc | 1 |
| 1 | | | Credit | Regional Priority: Optimize Energy Performance (min. 10 | 1 |
| | | 1 | Credit | Regional Priority: Enhanced Cx (min. 4 pts), Interiors LC Impact Reduction (min. 3 pts), Thermal Comfort | 1 |
| 84 | 0 | 25 | TOTALS | | Possible Points: 110 |

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80+

YEC Sample LEED Gold Scorecard

The below scorecard demonstrates a potential strategy for meeting LEED Gold for a tenant at YEC, note there are many ways to achieve certification.



LEED v4.1 ID+C: Commercial Interiors
Project Checklist

Project Name: Sample LEED Gold Strategy
Date: Apr - 24

Y ? N

| | | | | |
|---|--|-------|---------------------|---|
| 2 | | Cred: | Integrative Process | 2 |
|---|--|-------|---------------------|---|

| | | | | |
|----|---|---|------------------------------------|----|
| 15 | 0 | 3 | Location and Transportation | 18 |
|----|---|---|------------------------------------|----|

| | | | | |
|---|---|-------|--|----|
| | | Cred: | LEED for Neighborhood Development Location | 18 |
| 8 | | Cred: | Surrounding Density and Diverse Uses | 8 |
| 7 | | Cred: | Access to Quality Transit | 7 |
| | 1 | Cred: | Bicycle Facilities | 1 |
| | 2 | Cred: | Reduced Parking Footprint | 2 |

| | | | | |
|---|---|---|-------------------------|----|
| 6 | 0 | 6 | Water Efficiency | 12 |
|---|---|---|-------------------------|----|

| | | | | |
|---|--|--------|----------------------------|----------|
| Y | | Passq: | Indoor Water Use Reduction | Required |
| 6 | | Cred: | Indoor Water Use Reduction | 12 |

| | | | | |
|----|---|----|------------------------------|----|
| 17 | 0 | 21 | Energy and Atmosphere | 38 |
|----|---|----|------------------------------|----|

| | | | | |
|----|---|--------|--|----------|
| Y | | Passq: | Fundamental Commissioning and Verification | Required |
| Y | | Passq: | Minimum Energy Performance | Required |
| Y | | Passq: | Fundamental Refrigerant Management | Required |
| | 5 | Cred: | Enhanced Commissioning | 5 |
| 16 | | Cred: | Optimize Energy Performance | 24 |
| | 2 | Cred: | Advanced Energy Metering | 2 |
| | 6 | Cred: | Renewable Energy | 6 |
| 1 | | Cred: | Enhanced Refrigerant Management | 1 |

| | | | | |
|---|---|---|--------------------------------|----|
| 9 | 0 | 4 | Materials and Resources | 13 |
|---|---|---|--------------------------------|----|

| | | | | |
|---|--|--------|--|----------|
| Y | | Passq: | Storage and Collection of Recyclables | Required |
| 1 | | Cred: | Long-Term Commitment | 1 |
| 2 | | Cred: | Interiors Life-Cycle Impact Reduction | 4 |
| 1 | | Cred: | Environmental Product Declarations | 2 |
| 1 | | Cred: | Sourcing of Raw Materials | 2 |
| 2 | | Cred: | Material Ingredients | 2 |
| 2 | | Cred: | Construction and Demolition Waste Management | 2 |

| | | | | |
|---|---|---|-------------------------------------|----|
| 9 | 0 | 8 | Indoor Environmental Quality | 17 |
|---|---|---|-------------------------------------|----|

| | | | | | |
|---|---|--------|--|--|---|
| Y | | Passq: | Minimum Indoor Air Quality Performance | Required | |
| Y | | Passq: | Environmental Tobacco Smoke Control | Required | |
| 1 | | 1 | Cred: | Enhanced Indoor Air Quality Strategies | 2 |
| 3 | | Cred: | Low-Emitting Materials | 3 | |
| 1 | | Cred: | Construction Indoor Air Quality Manage | 1 | |
| | 2 | Cred: | Indoor Air Quality Assessment | 2 | |
| | 1 | Cred: | Thermal Comfort | 1 | |
| 1 | | 1 | Cred: | Interior Lighting | 2 |
| 1 | | 2 | Cred: | Daylight | 3 |
| | 1 | Cred: | Quality Views | 1 | |
| 2 | | Cred: | Acoustic Performance | 2 | |

| | | | | |
|---|---|---|-------------------|---|
| 4 | 0 | 2 | Innovation | 6 |
|---|---|---|-------------------|---|

| | | | | | |
|---|--|-------|------------------------------|------------|---|
| 3 | | 2 | Cred: | Innovation | 5 |
| 1 | | Cred: | LEED Accredited Professional | 1 | |

| | | | | |
|---|---|---|--------------------------|---|
| 3 | 0 | 1 | Regional Priority | 4 |
|---|---|---|--------------------------|---|

| | | | | | |
|---|--|-------|------------------------------------|------------------------------------|---|
| | | 1 | Cred: | Regional Priority: Specific Credit | 1 |
| 1 | | Cred: | Regional Priority: Specific Credit | 1 | |
| 1 | | Cred: | Regional Priority: Specific Credit | 1 | |
| 1 | | Cred: | Regional Priority: Specific Credit | 1 | |

| | | | | |
|----|---|----|---------------|----------------------|
| 65 | 0 | 45 | TOTALS | Possible Points: 110 |
|----|---|----|---------------|----------------------|

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum 80 to 110

YEC Sample LEED Silver Scorecard

The below scorecard demonstrates a potential strategy for meeting LEED Silver for a tenant at YEC, note there are many ways to achieve certification.



LEED v4.1 ID+C Commercial Interiors
Project Checklist

Project Name: Sample LEED Silver Strategy
Date: Apr - 24

| Y | ? | N | | | |
|--|---|----|--|----------|--|
| 2 | | | Integrative Process | 2 | |
| 15 0 3 Location and Transportation 18 | | | | | |
| | | | LEED for Neighborhood Development Location | 18 | |
| 8 | | | Surrounding Density and Diverse Uses | 8 | |
| 7 | | | Access to Quality Transit | 7 | |
| | 1 | | Bicycle Facilities | 1 | |
| | | 2 | Reduced Parking Footprint | 2 | |
| 6 0 6 Water Efficiency 12 | | | | | |
| Y | | | Indoor Water Use Reduction | Required | |
| 6 | | 6 | Indoor Water Use Reduction | 12 | |
| 11 0 27 Energy and Atmosphere 38 | | | | | |
| Y | | | Fundamental Commissioning and Verification | Required | |
| Y | | | Minimum Energy Performance | Required | |
| Y | | | Fundamental Refrigerant Management | Required | |
| | | 5 | Enhanced Commissioning | 5 | |
| 10 | | 14 | Optimize Energy Performance | 24 | |
| | | 2 | Advanced Energy Metering | 2 | |
| | | 6 | Renewable Energy | 6 | |
| 1 | | | Enhanced Refrigerant Management | 1 | |
| 7 0 6 Materials and Resources 13 | | | | | |
| Y | | | Storage and Collection of Recyclables | Required | |
| 1 | | | Long-Term Commitment | 1 | |
| 2 | | 2 | Interiors Life-Cycle Impact Reduction | 4 | |
| 1 | | 1 | Environmental Product Declarations | 2 | |
| 1 | | 1 | Sourcing of Raw Materials | 2 | |
| 1 | | 1 | Material Ingredients | 2 | |
| 1 | | 1 | Construction and Demolition Waste Management | 2 | |

| Y | ? | N | | | |
|---|---|---|--|----------|--|
| 7 0 10 Indoor Environmental Quality 17 | | | | | |
| Y | | | Minimum Indoor Air Quality Performance | Required | |
| Y | | | Environmental Tobacco Smoke Control | Required | |
| 1 | | 1 | Enhanced Indoor Air Quality Strategies | 2 | |
| 2 | | 1 | Low-Emitting Materials | 3 | |
| | | 2 | Construction Indoor Air Quality Manage | 1 | |
| | | 2 | Indoor Air Quality Assessment | 2 | |
| | | 1 | Thermal Comfort | 1 | |
| | | 2 | Interior Lighting | 2 | |
| 1 | | 2 | Daylight | 3 | |
| | | 1 | Quality Views | 1 | |
| 2 | | | Acoustic Performance | 2 | |

| Y | ? | N | | | |
|---------------------------|---|---|------------------------------|---|--|
| 4 0 2 Innovation 6 | | | | | |
| 3 | | 2 | Innovation | 5 | |
| 1 | | | LEED Accredited Professional | 1 | |

| Y | ? | N | | | |
|----------------------------------|---|---|------------------------------------|---|--|
| 3 0 1 Regional Priority 4 | | | | | |
| | | 1 | Regional Priority: Specific Credit | 1 | |
| 1 | | | Regional Priority: Specific Credit | 1 | |
| 1 | | | Regional Priority: Specific Credit | 1 | |
| 1 | | | Regional Priority: Specific Credit | 1 | |

| | | | | |
|-----------|----------|-----------|---------------|-----------------------------|
| 55 | 0 | 55 | TOTALS | Possible Points: 110 |
|-----------|----------|-----------|---------------|-----------------------------|

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

