

LEED for Core & Shell

What is LEED for Core & Shell?

LEED for Core & Shell development is a green building system that was designed to provide a set of performance criteria for certifying the sustainable design and construction of speculative developments and core and shell buildings. Broadly defined, core and shell construction covers base building elements, such as the structure, envelope and building-level systems, such as central HVAC, etc. The LEED for Core and Shell system recognizes that the division between owner and tenant responsibility for certain elements of the building varies between markets.

Does LEED for Core & Shell work with other rating systems?

Yes. LEED for Core & Shell is designed to complement both the Commercial Interiors and Existing Buildings: Operations & Maintenance rating systems.

What is the point breakdown for LEED for Core & Shell?

LEED for Core & Shell ratings are awarded according to the following scale:

There are 100 base points; 6 possible Innovation in Design and 4 Regional Priority points

Certified 40–49 points

Silver 50–59 points

Gold 60–79 points

Platinum 80 points and above

How do I register a Core and Shell project?

Registering for a core and shell project follows the same process as any LEED registration. Certification is now administered by the Green Building Certification Institute (GBCI) through a network of professional, third-party certification bodies. To register a project for LEED certification, visit www.gbci.org.

What is pre-certification?

Precertification is unique to LEED for Core & Shell and provides formal recognition by GBCI that the owner or developer has established LEED for Core & Shell certification as a goal. It gives core and shell building owners and developers a marketing tool to attract potential tenants and financiers who recognize the benefits of a LEED-certified building. Precertification generally occurs early in the design process and is based on declared goals and the intent to use green strategies, systems, and/or features, not actual achievement of these features.

What is the cost of pre-certification?

The cost for pre-certification is \$2,500 for USGBC members and \$3,500 for non-members. This fee does not cover certification.

How long does it take to get pre-certified?

After a project team has submitted its core and shell pre-certification information, the review process should take less than one month.

When can I submit for pre-certification?

A project team may submit for pre-certification only after registering the project for core and shell. A project must be developed enough to properly document the requested information in the pre-certification templates.

Where can I get an updated copy of the LEED for Core & Shell Rating System?

The LEED for Core & Shell rating system is located within the Green Building Design & Construction reference guide and is available for purchase from the [USGBC Web site](#).

How much of the building must be occupied by the owner in order to be eligible for LEED for Core & Shell?

For these projects to pursue LEED for Core & Shell certification, the owner must occupy 50% or less of the building's leasable square footage.

What educational programs are available to learn more about LEED?

USGBC offers a variety of LEED instructor-led workshops, online courses and Webinars (live and on-demand). To learn more about USGBC's LEED curriculum, visit www.usgbc.org/education.