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## WEB EXCLUSIVE: LEED for Core & Shell - A smart and fast approach to certification

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David Gottfried, founder of the World Green Building Council and creator of the Leadership in Energy and Environmental Design (LEED) rating system, made a powerful statement recently in Dubai when he was interviewed by the newspaper Gulf News. He noted that buildings which do not apply themselves to the LEED rating system will be devalued in the future, adding that those not certified will be classified as "B" buildings, not "A" buildings and they could be a liability. Gottfried believes that all buildings can aim to be ecologically friendly, and can use any rating system but they should do it now.

European assessment tools include the United Kingdom's BREEAM System which has certified hundreds of thousands of buildings, and GB Tool, developed and owned by Natural Resources Canada. Canada has licensed the USGBC's LEED rating system for adaptation to their building environments, and the very first LEED-NC certified building in Canada was the Vancouver Island Technology Park building on February 4, 2002 with a notable Gold certification.

LEED ratings are certified by the Canadian Green Building Council (CaGBC) based on the total point score, following an independent review and audits of selected Credits of documentation submitted by a design and construction team. With four possible levels of certification (certified, silver, gold and platinum), LEED is flexible enough to accommodate a wide range of green building strategies that best fit the constraints and goals of particular projects. The rating system is organized into the following six environmental categories:

1. Sustainable Sites;
2. Water Efficiency;
3. Energy & Atmosphere;
4. Materials & Resources;
5. Indoor Environmental Quality; and
6. Innovation & Design Process.

LEED is a market-based rating system that facilitates and certifies higher energy and environmental performance of buildings and communities. The rating system is adapted to the Canadian market through an inclusive process that engages stakeholders and experts representing the various sectors of the Canadian industry. The economic benefits include:

1. Reduce operating costs;
2. Future Proofing;
3. Reduce or neutralize first costs;
4. Enhance asset value & increase profits;

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