



LEED Canada for Homes

Corrections, Interpretations & Clarifications

February 1, 2013

This document includes various clarifications and interpretations that have been ruled on by the LEED Canada for Homes Technical Advisory SubCommittee. For ease of use, only a selection of rulings is presented, but the entire list of rulings is available through Providers or Green Raters.

Any rulings identified as a CIR or correction must be applied to projects registered after the original ruling date. Any rulings identified as clarifications should be applied to all LEED for Homes projects.

General

Clarification: For multi-family buildings, it is unacceptable to have significantly disparate benefits for different units. A credit or prerequisite is not met if less than 100% of the units satisfy the requirements. For example, PV may only be credited if it serves all of the units / occupants.

Clarification: All single family homes wishing to pursue LEED must register with LEED Canada for Homes, regardless of how they fall under the building code and regardless of size. Design teams that are not certain of the appropriate rating system for their project should contact CaGBC Customer Service at info@cagbc.org for assistance.

Clarification: For multi-family buildings, the entire building – including in-unit spaces, residential-associated (e.g. corridors, lobbies), and non-residential spaces (e.g. offices, retail) – is rated and certified. Prerequisite and credit requirements should be satisfied in all spaces, unless explicitly exempted.

Innovative Design Process (ID)

ID 1.2 – Integrated Project Team

Clarification: For part (c), if a project is on hold or inactive, monthly meetings are not required.

ID 1.5 – Building Orientation for Solar Design

Clarification: For part (e), the only plumbing requirement is the solar bypass as described in the CanSIA Solar Ready technical guidelines.

ID 2.1 – Durability Planning

Clarification: For part (c), the use of nonpaper-faced backerboard only applies to walls near tubs, showers, and spas. It is not required on ceilings or bathroom walls not near the tub, shower, or spa.

CIR: For part (c), the use of paper-faced backerboard that meets ASTM mold-resistant standards is acceptable for exposed walls and behind fiberglass surrounds. It is not acceptable for use behind tile. (July 2010)

Locations and Linkages (LL)

LL 1 – LEED for Neighborhood Development

Clarification: Projects do not need to complete LEED-ND certification before earning this point, but the requirements of Stage 2 must be met.

LL 2 – Site Selection

Clarification: For part (c), any existing built features that are not disturbed during construction are exempted from the requirement. If there are existing built features within 30.5 m (100 ft) that will be disturbed, the project does not meet part (c) and credit LL 2 cannot be awarded.

CIR: Part (a) cannot be met by raising a home off the ground. (July 2010)

LL 3.1 / 3.2 – Edge Development / Infill

Clarification: Where the term “borders previously developed land” is used, the adjacent land must have development that is at least 5 years old.

Clarification: Where the term “borders previously developed land” is used, the adjacent land itself must be developed. Having an adjacent lot with development located on it is not sufficient unless the development is immediately adjacent to the LEED project.

Clarification: Any adjacent road or rail lines shall be treated as non-existent (i.e., assessment is to be based on the land on the other side of the road or rail line).

LL 5 – Community Resources / Transit

Clarification: If the number of transit rides varies throughout the year (e.g., the project is built in a seasonal resort or on an academic campus), the average rides per weekday should be used.

Clarification: Multiple transit stops can only be counted if they are for different transit lines. For example, a single bus that stops just north of the home, in front of the home, and just south of the home should only be counted as one stop. If the bus passes by 10 times per weekday, 10 rides should be counted, not 30.

CIR: The distance requirements must be satisfied based on walking distances, not “as the bird flies”. For example, if a resource is within 800 metres on a map, but requires >800 metres of walking because of highways or other obstructions, the resource should not be counted. (July 2010)

LL 6 – Access to Open Space

CIR: The distance requirements must be calculated based on walking distances, not “as the bird flies”. For example, if a community-based open space is within 800 metres on a map, but requires >800 metres of walking because of highways or other obstructions, it cannot be counted. (July 2010)

CIR: Bicycle paths can only be used to satisfy LL 6 on the following conditions: 1) the path is dedicated for bicycles (or pedestrians) and not on or next to a road; and 2) the bicycle path is at least 2 miles in length. (May 2011)

Sustainable Sites (SS)

SS 1.2 – Minimize Disturbed Area of Site

Clarification: Part (a) and (b) apply only to sites that are not previously developed or “disturbed”. Undeveloped sites with substantial amounts of garbage and/or invasive weeds should be treated as previously disturbed sites and earn this credit by meeting the requirements in part (c) or (d).

SS 2 – Landscaping (General)

Clarification: Landscaping does not have to be fully established prior to certification; if the lot is seeded and mulched, the project can earn credit as appropriate in SS 2.2-2.5.

Clarification: Areas with synthetic turf should be treated like a hardscape. If the synthetic turf is permeable and includes a porous subbase, it may be counted under SS 4.1 (b).

SS 2.1 – No Invasive Plants

CIR: Unless regional or local lists of invasive species suggest otherwise, any vegetation listed as “low” or “potentially” invasive on the Canadian Botanical Conservation Network website are acceptable. Any species listed as “highly” invasive are not allowed

SS 2.3 – Limit Conventional Turf

CIR: Drought-tolerant grasses do not automatically qualify for SS 2.3. A grass species can be considered non-conventional and earn credit under SS 2.3 if the following conditions are met: 1) it can be shown (using a 3rd-party resource) that the turf will go dormant and survive without water during hot and dry conditions. This is a higher bar than demonstrating drought tolerance. 2) No irrigation system is installed or planned to be installed on the area with grass. 3) Information is included in the occupant manual and occupant training that explains dormancy, and the fact that although the grass may turn brown during hot and dry conditions additional watering may not be needed. 4) The grass species requires less mowing and less fertilizer application than conventional turf species for the area. (November 2011)

CIR: Ornamental or bunch grasses - those that could not require mowing and do not resemble lawngrass - may be treated as plants (not turfgrass). The list must be published by a authority with information applicable to that climatic zone. If in doubt please follow up with the CaGBC. (November 2011)

SS 2.4 – Drought-tolerant Plants

Clarification: The calculation in SS 2.4 should include all trees, shrubs, plantings, etc. and even bunchgrass plants, but not lawn grasses.

CIR: The term "native" refers to a different set of characteristics than "drought-tolerant", but since native plants are also strongly preferable to conventional plantings, SS 2.4 can be awarded for the use of plants that are verified by the Green Rater as native and confirmed by the installer as appropriate to the locale / microclimate. (July 2012)

SS 2.5 – Reduce Overall Irrigation Demand by at Least 20%

CIR: A qualified professional includes any of the following: individuals with certification, licensure, formal training (higher education in related field), or at least 10 years of experience as a landscape professional. (August 2011)

SS 3 – Reduce Local Heat-Island Effects

Clarification: Additional methods for earning the credit: parking that is a) beneath the home; b) under a vegetated deck; c) lower levels of a multi-level garage; or d) the top level of a multi-level garage that meets the credit requirements.

Clarification: For multi-home developments, this credit does not apply to common roads.

Clarification: SS 3 applies to both existing and new hardscapes.

CIR: For part (a), shading that is provided by existing trees on the property can be included. (May 2011)

SS 4.1 – Permeable Lot

Clarification: Part (c) cannot be satisfied by vegetation unless the vegetated elements are designed by a landscape professional or equivalent to accommodate the additional water running off the impermeable surfaces being served. Any designed elements should be able to handle water from a 2-year, 24-hour design storm.

CIR: To be treated as permeable under SS 4.1, gravel areas must comply with part (b) of the credit, which includes a porous sub-base. (July 2010)

CIR: Projects that have no space for landscaping (e.g. buildings constructed to the edge of the lot line) may not earn points in SS 4.1 or SS 4.2, but may earn points in SS 4.3 for satisfying the credit requirements. (January 2011)

SS 4.3 – Management of Runoff from Roof

Clarification: For part (d), the credit is open to some discretion by the landscape professional and Green Rater. A good guideline is design the site to handle a minimum two-year, 24-hour design storm.

SS 5 – Nontoxic Pest Control

Clarification: For part (a), this requirement only applies to wood that is part of the built structure; it does not apply to material stored on-site during construction.

Clarification: For part (c), this requirement applies to all exterior elements, including the façade and exterior framing over foundations.

Clarification: For part (d), this requirement applies to all structures that connect to the home without a gap (e.g., porches, steps), as well as planter boxes if they are attached to the home. It does not apply to vegetated roofs.

Clarification: Part (d) may only be earned if *all* vegetation, including grass and groundcover, is 24" from the home.

Clarification: For part (e-i), all borate treatment is required at least 1 metre above the foundation, even if the foundation is raised or extended above grade.

CIR: A project with a non-cellulosic structure can meet part (a) if all wood, including siding, trim, etc. meet the credit requirements. (July 2010)

CIR: Part (a) does not apply to porches or decks or the stairs leading to/from them; these are handled in part (c). (August 2012)

SS 6 – Compact Development

Clarification: Buildable land is the land included to the property line. Subdivision or municipal covenant setbacks may not be excluded from this calculation unless they meet the exclusions already identified in the Rating System.

Water Efficiency (WE)

WE 1.1 – Rainwater Harvesting System

Clarification: The Rating System specifies that the rainwater or greywater must be used for 'irrigation use'. Projects may not earn WE 1.1 or WE 1.2 for outdoor applications unless they have a fully plumbed irrigation system served partly or fully by the rainwater or greywater system.

CIR: Partial credit (1 point) can be awarded if a system is installed that only collects water from 25-50% of the roof area, but a storage tank must be installed to collect water for a 25-mm rain event falling on 50% of the roof area.

WE 2.1 – High Efficiency Irrigation System

Clarification: If a project earns points in SS 2.5, additional points for irrigation system improvements may only be earned in WE 2.3. No points may be earned in WE 2.1 or WE 2.2.

WE 3 – Indoor Water Use

Clarification: The flow rate requirements for toilets cannot be earned through the use of flush valve conversion devices or toilet tank bags.

Clarification: Flow restrictors are an acceptable strategy to earn credits for lavatory faucets or shower heads, if the flow-restrictors are hardware that cannot easily be removed.

Clarification: For part (c), the flow rate of dual-flush toilets can be calculated using the following formula (high and low volumes must be verified): Avg. volume = [(high volume flush) + 2* (low volume flush)] ÷ 3

CIR: WaterSense labeled faucets meet the performance requirements for WE 3.3, part (a). WaterSense labeled showerheads and toilets meet the performance requirements for WE 3.2, parts (b) & (c), respectively, but not WE 3.3. (January 2013)

Energy and Atmosphere (EA)

EA 1 – Optimize Energy Performance

CIR: The pre drywall or thermal bypass needs to be conducted for all homes, including those using the performance path. (November 2010)

CIR: For envelope leakage testing in a multi-family building, whole-building testing is acceptable if the energy rater is capable and the building is suited (units are all connected through common interior corridors). (December 2011)

CIR: For envelope leakage testing in a multi-family building, if a unit-by-unit approach is used, the energy rater may choose to either model each unit and use the worst-case result in the LEED Canada for Homes rating, or use the NRCAN protocol for calculating a weighted average. (December 2011)

CIR: For envelope leakage testing in a multi-family building, it is acceptable to use blower door test results that include both leakage to the outdoors and leakage to neighboring units. Raters may not, however, use this approach and then make adjustments or calculations to pro-rate the leakage in order to estimate leakage only to the outdoors. This is an optional approach. Projects may also choose to calculate only leakage to the outdoors by pressurizing neighboring units. (June 2012)

EA 2 – Insulation

CIR: Projects may meet the requirements in EA 2.1 and EA 2.2 using MNECB as a substitute for IECC. This applies only to the insulation requirements of the MNECB. (August 2011)

EA 3 – Air Infiltration

CIR: For multi-family buildings, whole-building envelope leakage testing is acceptable if the energy rater is capable and the building is suited (units are all connected through common interior corridors). (December 2011)

CIR: For envelope leakage testing in a multi-family building, if a unit-by-unit approach is used, the energy rater may choose to either model each unit and use the worst-case result in the LEED Canada for Homes rating, or use the NRCAN protocol for calculating a weighted average. (December 2011)

CIR: For envelope leakage testing in a multi-family building, it is acceptable to use blower door test results that include both leakage to the outdoors and leakage to neighboring units. Raters may not, however, use this approach and then make adjustments or calculations to pro-rate the leakage in order to estimate leakage only to the outdoors. This is an optional approach. Projects may also choose to calculate only leakage to the outdoors by pressurizing neighboring units. (June 2012)

EA 6.1 – Good HVAC Design and Installation

Interpretation: Projects may use the prescriptive path even if no mechanical cooling is installed on the following condition: the project follows the CMHC modeling requirements, modeling is done in Hot2000 General Mode using the prescribed CMHC method, and the project has ≤1500 megajoules (417 kWh) annual cooling. (May 2009)

EA 7.1 – Efficient Hot Water Distribution

Correction: For EA 7.1, the term “ceiling height” should be replaced with “floor-to-floor” distance. (July 2010)

CIR: Part (a) can be met using multiple loops that extend from a single water heater. EA 7.1 (b) and (c) can be met with multiple water heaters. (July 2010)

CIR: For parts (a-iii), (b-iii), and (c-i), calculate the length of installed pipe from the circulation loop, manifold, or water heater to the furthest fixture for each floor (length allowance varies by floor). Any 3/8” diameter piping should be counted at half the length of 1/2” diameter pipe when calculating maximum branch length; check local code for compliance. (July 2010)

EA 7.3 – Efficient Domestic Hot Water

Clarification: Projects using the EnerGuide pathway may not be awarded the credit for drainwater heat recovery. NRCAN released a document in 2010 explaining how to incorporate drainwater heat recovery into the Hot2000 model. Projects using the HERS pathway may submit an ID request on a case-by-case basis, but the energy rater must confirm that the drainwater heat recovery was not incorporated into the energy model in any way.

EA 8.1 – ENERGY STAR Lighting

CIR: LED lights are an acceptable substitute for Energy Star light fixtures, until further notice. (May 2011)

EA 8.2 – Improved Lighting

CIR: EA 8.2 (b) may be satisfied using ENERGY STAR labeled fixtures; the use of ENERGY STAR labeled lamps/bulbs (e.g. CFLs) is not sufficient. (August 2012)

EA 8.3 – Advanced Lighting Package

Clarification: The requirements of EA 8.3 apply only to interior space, not exterior lighting. In multi-family buildings, the requirements also only apply to in-unit spaces, not corridor or common space lighting.

Clarification: Projects can earn EA 8.3 without meeting the requirements of EA 8.2.

Clarification: EA 8.3 may be awarded if no ceiling fans are installed. If there are any ceiling fans installed, they must be ENERGY STAR labeled.

EA 9.1 – High Efficiency Appliances

CIR: ENERGY STAR labeled dishwashers automatically earn part (b) – without verification of the water use – because the updated ENERGY STAR specification now satisfies the 6 gallons/cycle requirement. (November 2011)

EA 10 – Renewable Energy

Clarification: Projects using the performance path (EnerGuide or HERS) cannot earn points in EA 10.

CIR: The calculation methodology for EA 10 has been updated so it is based on total energy use, not just electricity. Please use the following calculation approach: 1) calculate total energy use in the reference home - including natural gas and electricity - in MBTU; 2) calculate output from the renewable energy system and convert to MBTU; 3) calculate the percentage of total annual reference energy use supplied by the renewable energy system; and 4) calculate LEED points, where 1 LEED point is awarded for every 3 percent offset by renewables. (October 2012)

EA 11.1 – Refrigerant Charge Test

Clarification: No refrigerant charge test is required for non-split, factory charged units.

CIR: All projects are required to fulfill this prerequisite for both heating and cooling refrigerant based systems (e.g. heat pumps). This prerequisite does not apply to refrigerators. (November 2011)

Materials and Resources (MR)

MR 1.1 – Framing Order Waste Factor Limit

CIR: This prerequisite refers to framing waste, and is not limited only to projects with wood framing. It should encompass both exterior and interior framing, but only on-site framing waste; waste from off-site framing (e.g. trusses, factory-built panels) is exempt. (January 2013)

MR 1.2 / 1.3 – Detailed Framing Documents / Cut List & Lumber Order

CIR: Projects with a complete precut framing package (e.g. kit homes) may be awarded MR 1.2 and MR 1.3 automatically. However, projects earning MR 1.2 and MR 1.3 don't necessarily earn the credit for precut framing package in MR 1.4. (July 2010)

CIR: For gut-rehab projects, if 90% of the interior and exterior framing (including roof, walls, flooring) for the final LEED home is salvaged or maintained from the original home, both MR 1.2 and MR 1.3 should be awarded automatically. (July 2010)

CIR: Homes with SIP construction may be able to earn credit under MR 1.2 & 1.3, depending on how the SIPs are used. Please see MR 01-15 for details. Homes with ICF or concrete block construction are not eligible for points in MR 1.2 & 1.3. (December 2012)

MR 1.4 – Framing Efficiencies

Clarification: The requirements of this credit only apply to exterior framing.

Clarification: If a project is predominantly stick-frame, credit may be awarded if at least 90% of the framing complies with the credit requirements.

CIR: Projects built from a precut framing package may be awarded MR 1.2 and MR 1.3 automatically, but projects earning MR 1.2 and MR 1.3 don't necessarily earn the credit for precut framing package in MR 1.4. (July 2010)

CIR: Projects using I-joist floor trusses may be awarded 1 point, similar to open-web floor trusses. (October 2009)

MR 1.5 – Off-site Fabrication

CIR: This credit may be awarded to projects that meet the following: panelized walls AND open-web/ I-style floor trusses/ joists, AND roof trusses. (November 2009)

MR 2.1 – FSC Certified Tropical Wood

Clarification: Finished products that are verified with any of the FSC designations (e.g., FSC Pure, FSC Mixed Source, FSC Mixed Credit, FSC Recycled) can be considered "FSC certified" for this prerequisite. This is not the case if only part of the finished product is verified with one of the FSC designations.

Clarification: FSC Chain of Custody must be intact until the point of purchase by the project team. Project team contractors and subcontractors do not need to have Chain of Custody.

MR 2.2 – Environmentally Preferable Materials

Clarification: For part (c), 90% of a given product must have its entire lifecycle within 800 km (500 miles) to be awarded credit. For example, even the petroleum in insulation products must be verified as being sourced from within 800 km of the project.

Clarification: Products that are verified as FSC Pure, FSC Mixed Credit, FSC Mixed Source, or FSC Mixed NN% may be treated as “FSC certified”. Products that are verified as FSC Recycled or FSC Recycled credit earn EPP credit as recycled-content materials. This is not the case if only part of the finished product is verified with one of the FSC designations.

Clarification: For “Floor: Flooring”, a project can earn credit for low-emissions flooring if a) at least 90% of the flooring is CRI Green Label Plus carpet with CRI Green Label pad, OR b) at least 90% of the flooring is hard surface flooring, OR c) at least 90% of the flooring is a combination of CRI Green Label Plus carpet (with Green Label pad) and hard surface flooring.

Clarification: For “Interior Walls and Ceilings and Millwork: Paints and Coatings”, the scope only includes interior paints and coatings (such as primers). No credit is awarded for low-emissions paints and coatings used on the exterior of the home. Also, pre-finished surfaces automatically satisfy the low-emissions requirement.

CIR: Projects may be awarded ½ pt for FSC-certified, reclaimed, or recycled-content window framing. (May 2009)

CIR: For “Interior Wall / Framing”, the use of finger joint studs is an alternative method for satisfying the EPP specification. (February 2008)

CIR: For “Floor: Flooring”, wool carpet is an acceptable alternative to meet the EPP specification. (July 2010)

CIR: For “Interior wall and ceilings: gypsum board”, ½ point may be awarded for recycled content gypsum, subject to the following stipulations: (a) if the gypsum is synthetic (i.e. from flue gas desulfurization), it must contain at least 95% recycled content (post-industrial, post-consumer, or some combination thereof); or (b) if the gypsum is non-synthetic, it must contain at least 10% post-consumer recycled content. Post-industrial recycled content (i.e., synthetic gypsum from flue gas desulfurization) cannot be counted toward meeting this threshold. (October 2012)

MR 3 – Waste Management

CIR: The following may be counted as diversion strategies for full credit: recycling; reuse or donation for reuse; grinding and using untreated cellulosic material (wood) for on-site mulch. Waste used for industrial Wood Derived Fuel or Alternative Daily Cover may be counted as 50% diverted. Burning wood waste for space heating is addressed in the CIR MR 03-04. (August 2011)

Indoor Environmental Quality (EQ)

EQ 2.1 – Basic Combustion Venting Measures

Clarification: In multi-family buildings, CO monitors must be installed in each unit, on each floor (if individual units have multiple floors).

Clarification: CO monitors are required under every circumstance, regardless of the type of HVAC equipment, garage type, etc.

CIR: For part (b), CO monitors must be hard-wired with battery backup. (September 2010)

EQ 2.2 – Enhanced Combustion Venting Measures

CIR: Projects with masonry heaters, wood-burning fireplaces, woodstoves, or fireplace inserts that do not meet the “better practice” requirements in Table 29 may still be awarded 1 point if the backdraft potential test is completed and the home successfully meets the pressure differential requirements. (July 2010)

CIR: The EPA fireplace and wood stove certifications and voluntary programs have changed. For the purposes of EQ 2.2, meeting the EPA certification or the EPA voluntary low-emission fireplace program requirements is not sufficient. Any product seeking credit for EQ 2.2 must meet the requirements as written in the Rating System: 4.5 grams/hr for noncatalytic wood stoves and 2.5 grams/hr for catalytic wood stoves. (December 2011)

EQ 3 – Moisture Load Control

Clarification: Dehumidification equipment is not required to maintain RH <60% for every hour of the year, but the system should be designed to accommodate moisture loads for 90-95% of the hours in the year. Loads should include outdoor loads from ventilation and air leakage, as well as indoor loads from showers, cooking, etc.

EQ 5.1 – Basic Local Exhaust

CIR: Part (d) is waived for bathrooms with an ERV or HRV. (July 2010)

EQ 5.2 – Enhanced Local Exhaust

Clarification: Half-bathrooms are excluded from the scope of this credit – i.e., the credit can be awarded if the requirements are met for all bathrooms with showers, bathtubs, spas, or any other significant source of humidity.

CIR: Timers should be set to operate exhaust fans for at least 20 minutes after showering. (July 2010)

EQ 6 – Distribution of Space Heating and Cooling

CIR: Systems where there is less than 10 feet of ductwork for each room - such as minisplits and small fan coil systems - should be treated as non-ducted systems for the purposes of EQ 6. (August 2012)

CIR: EQ 6.2 can be awarded to projects with electric resistance heating on the following conditions: 1) each room has controls over the heating; and 2) any other systems in the home also meet the relevant requirements of EQ 6.2 - including forced-air cooling systems. (November 2011)

CIR: EQ 6.3 can be awarded to projects with electric resistance heating on the following conditions: 1) each home (or multi-family unit) has multiple zones with thermostatic controls; and 2) any ducted systems in the home (e.g. forced-air cooling) also meet the relevant requirements of EQ 6.3. (November 2011)

EQ 7 – Air Filtering

Clarification: Electronic filters or electronic air cleaners cannot be used to satisfy EQ 7 unless the product also includes a MERV-rated media filter. MERV “equivalence” is not acceptable.

CIR: Heat recovery and energy recovery ventilators (HRVs, ERVs) are excluded from the requirements in EQ 7. If a home has a forced-air system, this system must meet the air filter requirements. (November 2009)

EQ 8.2 – Indoor Contaminant Control

Clarification: For part (a), walk-off mats must be at least 4 feet long in the primary direction of travel.

CIR: This credit should only be awarded to homes with a designed space that could serve as a shoe removal area - including a mudroom space, nook near the primary entryway, or permanent built-in bench near the primary entryway. A space does not need to be separated from the living space by a door in order to qualify, but it should be separated by some architectural feature. Having open space inside the front door is not sufficient. (August 2011)

EQ 9 – Radon Protection Construction

Clarification: For radon testing protocol, please refer to the US EPA and Health Canada; details on the approach are included in the CIR EQ 09-11.

Clarification: An active radon depressurization system (for EQ 9.2) does not need a continuously operating fan, but it must have an installed, powered fan rated for long-term continuous use and it should be in the homeowner manual / awareness package.

CIR: Passive radon-resistant construction includes five components: 1) gas-permeable layer; 2) heavy-gauge plastic sheeting; 3) sealing and caulking of all penetrations through the concrete slab; 4) vent pipe that exhausts gases to the outside through side wall or roof; and 5) electrical outlet near vent piping. It is not acceptable to cap the exhaust pipe inside the home. (July 2010)

CIR: EQ 9.1 is automatically satisfied if the building is constructed over an open air garage, in which at least 75% of the garage is open to the surrounding outside air. (September 2010)

EQ 10.3 – Exhaust Fan in Garage

CIR: Multi-family buildings must meet the following requirements: 1) provide self-closing doors for any entry to the building from the garage; 2) complete sealing and verified isolation of the garage from the building; and 3) provide exhaust of at least 0.50 cfm/ ft², with no air recirculation. If code is more stringent, then follow code. Garages that serve up to 3 residences (including townhome garages) can use the requirement in the Rating System as-is. Raters do have some discretion. (November 2012)

Awareness & Education (AE)

AE 1.2 – Enhanced Training

Clarification: AE 1.2 may only be awarded for training the actual homebuyer or occupant. AE 1.2 may be awarded even if a homebuyer has not yet been identified, but the project team must have a planned training program and it must focus on the actual homebuyer and not just prospective homebuyers.

CIR: AE 1.2 may be awarded if the homeowner is involved throughout the process and meets the following condition: he/she has a detailed knowledge of most of the LEED measures awarded to the project, has direct involvement in the selection of various measures, and has knowledge of how to properly operate and maintain most of the LEED measures. The O&M manual is still required (see AE 1.1), since it is needed if the home is sold to a new owner at some future time. (November 2012)

AE 1.3 – Public Awareness

CIR: For subdivisions, part (d) can be satisfied by placing the sign on the model home or at the front of the subdivision, on two conditions: 1) all homes in the subdivision must be pursuing LEED certification; and 2) each home must have an individual LEED sign, although it doesn't have to be 6 square feet. (November 2009)

AE 2 – Education of Building Manager

Clarification: This credit can be awarded to multi-home, single-family developments, but only if there are permanent staff involved with ongoing operations and maintenance.

Clarification: This credit cannot be awarded to projects that consist of one single-family home. If someone other than the tenant or occupant is responsible for operation and maintenance of the home, that responsible party should be trained as per the requirements of AE 1.1, and credit can be awarded in AE 1.2, not AE 2.