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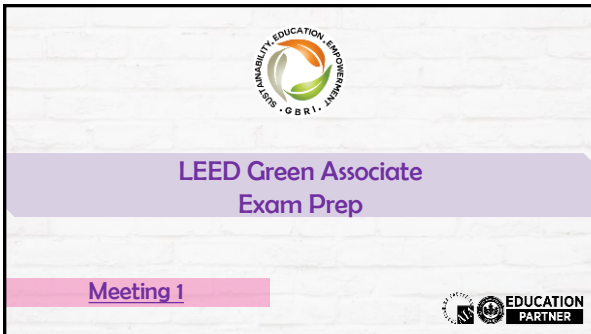
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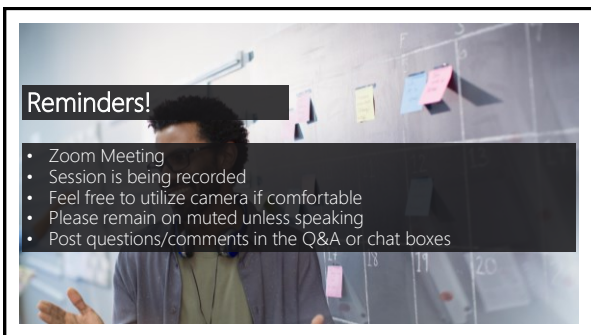
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**Q:**

Where are you joining us from today?



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*About* GBRI



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Welcome Home!

Let's join hands not only to build a greener world but also an equitable one!

GET STARTED



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## COURSE DESCRIPTION

THIS COURSE IS IDEAL FOR **BUILDING PROFESSIONALS** AND **STUDENTS** SEEKING TO LEARN THE FUNDAMENTALS OF **SUSTAINABILITY** AND HOW IT CAN BE APPLIED TO THE BUILT ENVIRONMENT. YOU WILL LEARN ABOUT **GREEN BUILDINGS** AND GREEN RATING SYSTEMS SUCH AS LEED. ADDITIONALLY, THIS COURSE WILL INTRODUCE YOU TO THE **LEED GREEN ASSOCIATE EXAM**.

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## COURSE OBJECTIVES

- Understand the fundamentals of sustainability
- Explore the role of green buildings in sustainability, understand the benefits and distinguish the green building process
- Analyze the LEED rating system and how it addresses environmental issues
- Identify the key components of the LEED certification process
- Get inspired from a green building case study

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## Table of Contents

### Section I

- Introduction to Sustainability
- Definitions
- The Triple Bottom line

### Section II

- Sustainability and the built environment
- Green Buildings
- Traditional vs. Whole Building Design Process
- Cost of Building Green
- Green Building rating systems and LEED
- Green Building FAQs
- Case study

### Section III

- The LEED Rating system Explored
- LEED Project Adaptations
- LEED Certification Process
- Minimum Program Requirements
- Prerequisites and Credits
- Integrative Process and LEED
- Cost of LEED

### Section IV

- Green Building Market
- LEED Credential Exam
- Is LEED right for you?

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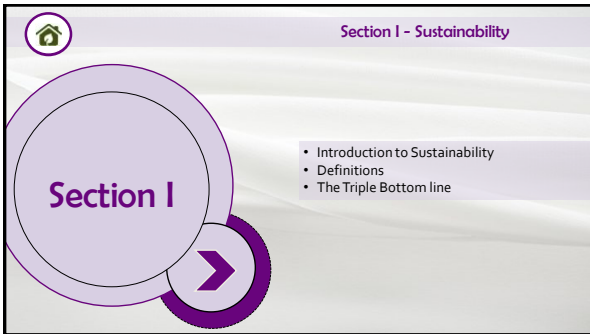
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Section I - Sustainability

Section I

- Introduction to Sustainability
- Definitions
- The Triple Bottom line

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Sustainability? What is it?

Sustainability: "Development that meet the needs of the present without compromising the ability of future generations to meet their needs"  
Brundtland Report

Sustainability is based on a simple principle: Everything that we need for our survival and well-being depends, either directly or indirectly, on our natural environment. Sustainability creates and maintains the conditions under which humans and nature can exist in productive harmony that permit fulfilling the social, economic, and other requirements of present and future generations.  
United States EPA

"The application of science and innovation to ensure a better quality of life for all, now and into the future, in a just and equitable manner, whilst living within the limits of supporting ecosystems"  
M.Jacobs

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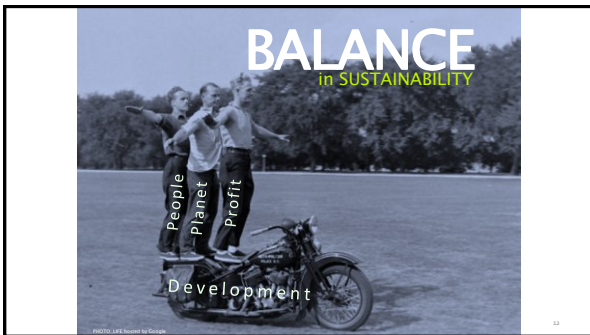
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BALANCE  
in SUSTAINABILITY

People  
Planet  
Profit

Development

PHOTO: JAKO SCHNEIDER BY GETTY IMAGES

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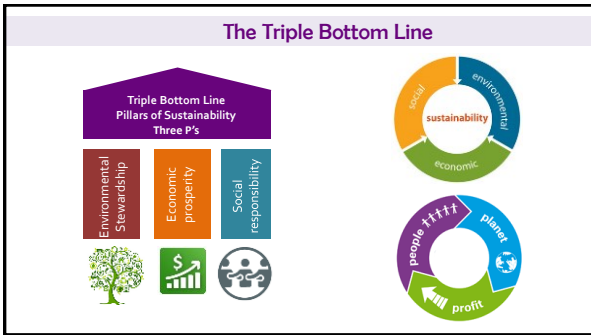
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### Promoting Triple Bottom Line - Example


Awesome Outdoor Clothing's (example company not real) Success comes from offering stylish outdoor gear.

  
 People

+

  
 Planet

=

  
 Profit

**People** – By paying workers a living wage and providing clean and safe working environments, workers make a higher quality product and continue to develop skills beneficial to their job.

**Planet** – By using more environmentally friendly products such as organic cotton & non-heavy metal dyes, along with techniques that lessen water pollution, they ensure that they will continue to have a steady supply of high quality materials and clean water supply.

**Profit** – They make a profit by selling their superior quality gear because it's a brand that people trust for quality and good ethics.

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# SUSTAINABLE?

...DEVELOPMENT THAT MEETS THE NEEDS OF THE PRESENT WITHOUT COMPROMISING THE ABILITY OF FUTURE GENERATIONS TO MEET THEIR OWN NEEDS.

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## Section II – Sustainability & Green Buildings

# Section II



- Sustainability and the built environment
- Green Buildings
- Traditional vs. Whole Building Design Process
- Cost of Building Green
- Green Building rating systems and LEED
- Green Building FAQs
- Case study

16

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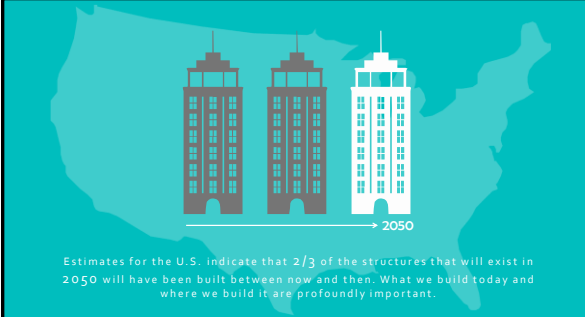
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Estimates for the U.S. indicate that  $\frac{2}{3}$  of the structures that will exist in 2050 will have been built between now and then. What we build today and where we build it are profoundly important.

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### Green Building

**Green buildings/ Sustainable facilities:**  
*Facilities which are environmentally friendly and consume less energy, water and materials, produce less waste comparing to a traditional building and offer a healthy environment for its occupants*

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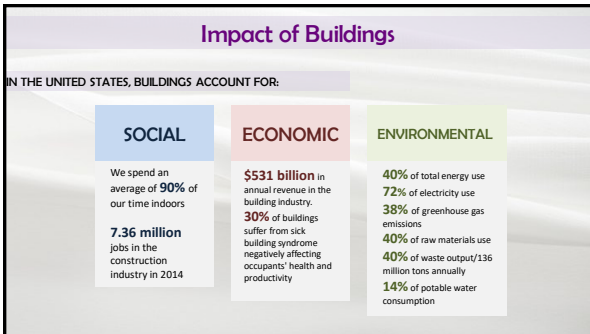
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## GREEN BUILDINGS QUESTIONS



Q: How are Green Buildings Different and How do I start designing green buildings?

Q: How much does it cost to build green?

Q: How do I measure or verify if a building is green?

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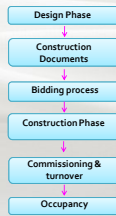
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## How are Green Buildings Different?

### Traditional Building Process



Team members working in isolation



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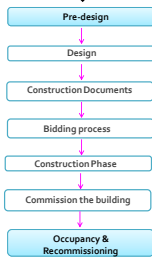
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## Green Building Process



Integrated project delivery (IPD)



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### Cost of Building Green

"In the most comprehensive analysis of the financial costs and benefits of green building conducted to date, this report finds that an upfront investment of less than **two percent of construction costs yields** life cycle savings of over ten times the initial investment. For example, an initial upfront investment of up to \$100,000 to incorporate green building features into a \$5 million project would result in a savings of at least \$1 million over the life of the building, assumed conservatively to be 20 years."

-The Cost and Financial Benefits of Green Buildings, a report by Capital E

**0.7%-6.5%** the average cost increase of green offices and schools

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### How many stars does your car have?

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### USGBC & LEED Rating System

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#### LEED® Facts

(For Project Use)  
(City, State, County)

LEED for New Construction

**Platinum 110\***

- Sustainable Sites 25
- Water Efficiency 10
- Energy & Atmosphere 20
- Materials & Resources 14
- Indoor Environmental Quality 18
- Innovation & Design 4
- Regional Priority 4

\*Out of a possible 100 points in 2009 version.

#### LEED® Facts

(For Project Use)  
(City, State, County)

LEED for New Construction

**Gold 68.5\***

- Sustainable Sites 4 (11)
- Water Efficiency 10 (10)
- Energy & Atmosphere 8 (22)
- Materials & Resources 4 (10)
- Indoor Environmental Quality 25 (38)
- Innovation & Design 4 (10)
- Regional Priority 4 (10)

\*Out of a possible 100 points.

#### Nutrition Facts

Serving Size 1 Medium Crust  
(180g/6.3oz)

Amount per Serving  
Calories 45    Calories from Fat 0

	%Daily Value *
Total Fat 0g	0%
Saturated Fat 0g	0%
Cholesterol 0 mg	0%
Sodium 0mg	0%
Potassium 100mg	2%
<b>Total Carbohydrate 11g</b>	<b>4%</b>
Dietary Fiber 3g	6%
Sugars 0g	
Protein 3g	
Vitamin A 0%	Vitamin C 20%
Calcium 0%	Iron 0%

\* Percent Daily Values are based on a diet of 2,000 calories a day. Your daily values may be higher or lower depending on your daily needs.

Sources: USGBC  
Federal Register August 17, 2009

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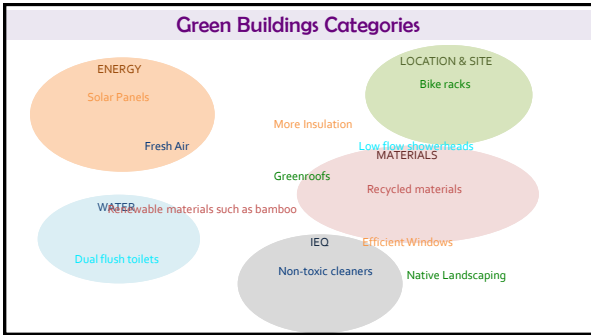
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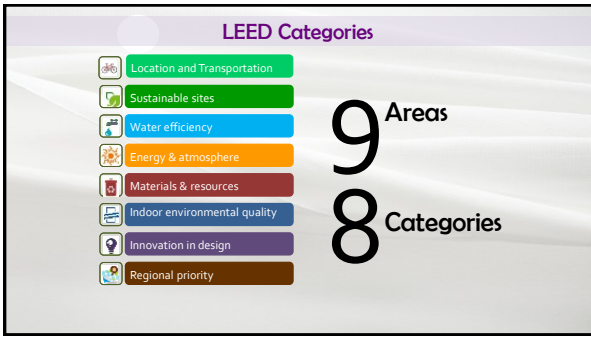
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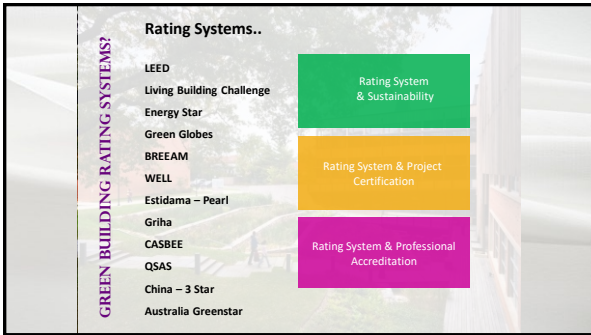
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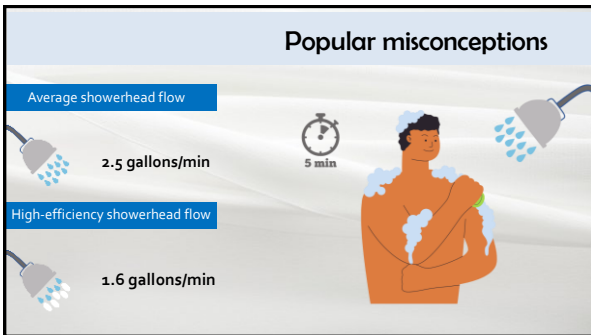
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### Popular misconceptions

#### Water Savings

**1 Day** 4.5 gallons/person/day

**1 Year** 6,570 gallons/person

5 min

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### Popular misconceptions

#### Retrofitting with water efficient fixtures

**1/100** American homes prevents 80,000 tons GHG emissions removes 15,000 cars from road for a year

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#### A New window would be green if -

#### Recycled window **may not** necessarily be green if -

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### Popular Misconceptions

- ✓ LEED only certifies buildings - True
- ✓ LEED certifies products - False
- ✓ Energy Star certifies buildings and products - True



37

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### CASE STUDY

#### Holistic and Integrative Design Approach



Dockside Green, Victoria, British Columbia  
15-acre mixed-use community  
<https://docksidebybosa.com/>

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### Fresh Air Circulation

1. **YOUR OWN FRESH AIR INTAKE**  
Every home has its own private fresh air intake directly from outside.
2. **ENERGY RECOVERY VENTILATOR (ERV)**  
ERVs circulate fresh air into your home while regulating the temperature, keeping you warm in the winter and cool in the summer.
3. **STALE AIR EXHAUST**  
Stale air is removed to the outside directly from each home.

**100%** OF YOUR HOME'S AIR COMES FRESH FROM THE OUTSIDE

**UP TO 30% REDUCTION IN GHG EMISSIONS**

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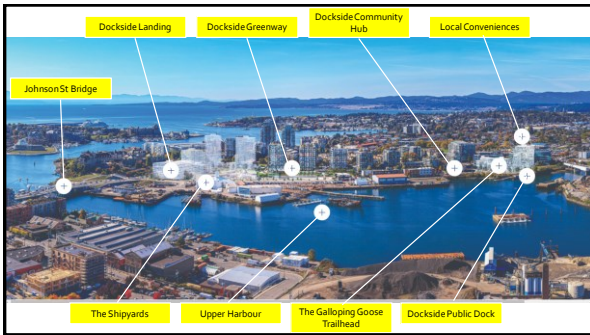
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### Section III – Sustainability & Green Buildings

## Section III



- The LEED Rating system Explored
- LEED Project Adaptations
- LEED Certification Process
- Minimum Program Requirements
- Prerequisites and Credits
- Integrative Process and LEED
- Cost of LEED

41

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### United States Green Building Council - USGBC



- Established in 2007 as a separately incorporated entity with support of USGBC
- Administers the LEED Professional Accreditation programs independently
- Administers project certification for LEED, PEER, WELL, SITES, GRESB & other rating systems











**Green Business Certification Incorporated - GBCI**

- Founded in 1993 as a non-profit
- A community of leaders working to make green buildings available to everyone
- Over 12,000 member organizations from every sector of building industry
- Works to promote buildings that are environmentally responsible, profitable, and healthy places to live and work
- Provides Educational opportunities to learn about sustainable design
- Handles the development of LEED rating systems
- Offers LEED-based educational research programs

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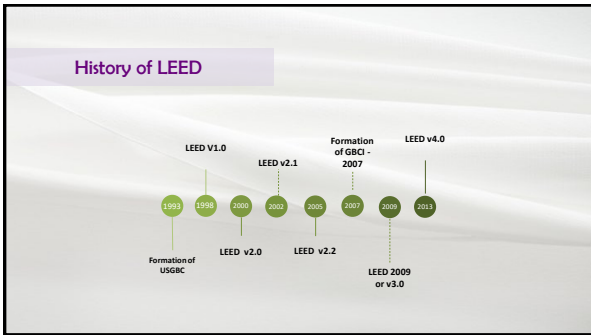
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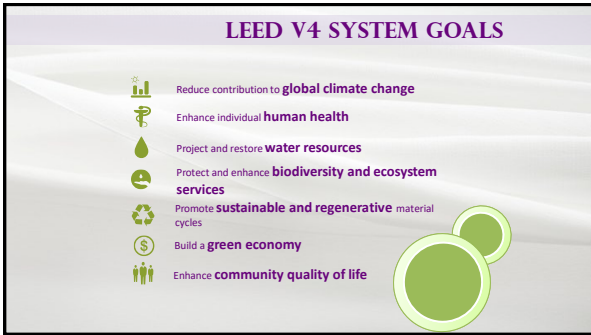
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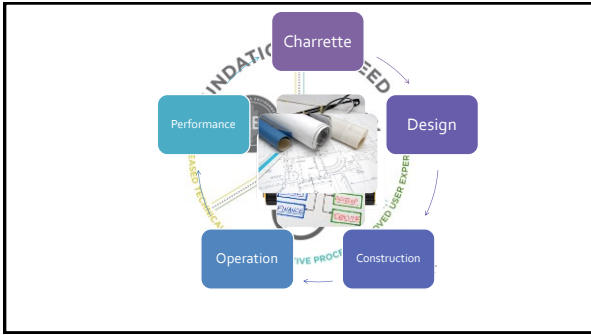
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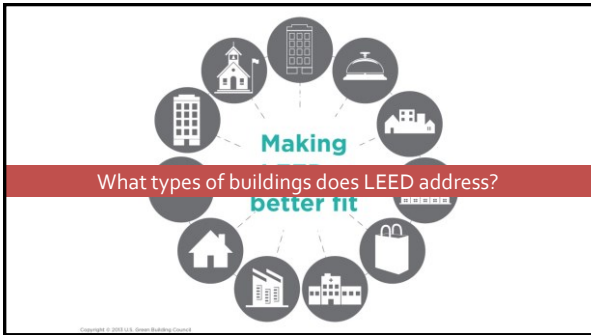
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What types of buildings does LEED address?

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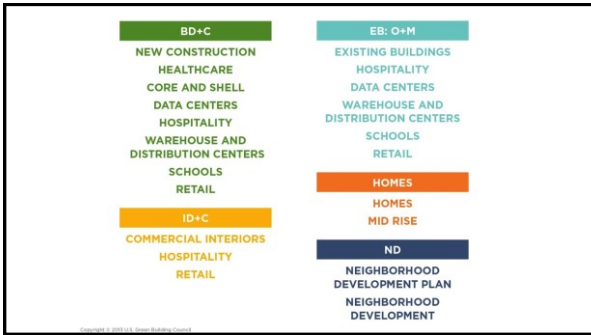
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**CERTIFIED INSTRUCTORS TALK**

**Certified Instructors talk**

With the LEED V 4's global adaptation – can we expect an increase in number of international LEED projects?

**Sean** "A LEED certified building currently, at the most superficial level, has an essence of prestige that is desirable and with the new modifications LEED has the possibility to grow beyond the boundaries or North America at a much faster rate"

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Minimum Program Requirements

Are there any eligibility requirements for projects to pursue LEED certification?

1. One clear guidance
2. Protect the integrity of requirements

Performance metrics that occur during the LEED certification process

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## 1. Must be in a permanent location on existing land

### Intent

Since LEED credits are dependent on the project's location, it is critical to evaluate projects as permanent structures.

### Criteria

- All projects must be constructed and operated in a permanent location on existing land.
- No project that is designed to move at any point in its lifetime may pursue LEED certification.
- Applies to all land within the LEED project.

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## 2. Must use reasonable LEED boundaries

### Intent

Defining a reasonable LEED boundary ensures that project is accurately evaluated.

### Criteria

- The LEED boundary must include all contiguous land that is associated with the project and supports its operations.
- The boundary may not unreasonably exclude portions of the building, space, or site to give the project an advantage.
- Project team must clearly communicate the project boundary and distinguish it from non-certifying spaces.

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## 3. Must comply with project size requirements

### Intent

LEED requirements do not accurately assess the performance of projects outside of these size requirements.

### Criteria

- LEED BD+C: minimum 1,000 square feet of gross floor area
- LEED O+M: minimum 1,000 square feet of gross floor area
- LEED ID+C: minimum 250 square feet of gross floor area
- LEED for Homes: defined as a "dwelling unit" by all applicable codes
- LEED for ND: at least 2 habitable buildings, no larger than 1500 acres

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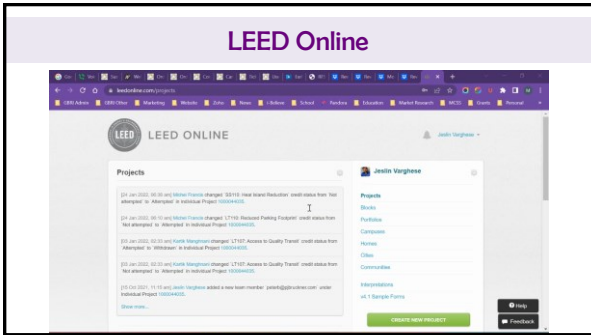
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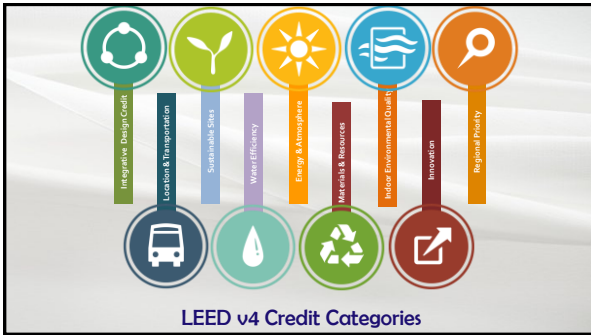
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**LEED Certification for buildings**

### Credits

- The phrase "credit" means a non-mandatory project characteristic, measurement, quality, value or function as identified within a LEED rating system. Credits represent particular facets of sustainable design that contributes to overall green building performance.
- No single credit is mandatory; credits are selected and pursued at the options of a LEED project team.
- Each credit for the rating system include information on:
 

INTENTS	REFERENCE STANDARDS
STRATEGIES	IMPLEMENTATION IDEAS & STRATEGIES
REQUIREMENTS	TIMELINE AND TEAM INFORMATION
ENVIRONMENTAL & ECONOMIC ISSUES	CALCULATION
RELATED CREDITS	DOCUMENTATION
EXEMPLARY PERFORMANCE	

*Local, state, and federal rules ALWAYS take precedent over LEED requirements and referenced LEED standards. If a LEED Credit says "to X" first review any relevant laws, codes, local ordinances, and statutes to make sure there isn't a conflict.*

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**LEED Certification for buildings**

### Pre-requisites

- The term "prerequisite" refers to a mandatory project characteristic. Measurement, quality, value or function as identified within the LEED rating system.
- Prerequisites represent that key criteria that define green building performance.
- Failure to meet any prerequisite will render a project ineligible for certification.

**Examples**

SUSTAINABLE SITE PREREQUISITE 1 – CREATE A CONSTRUCTION ACTIVITY POLLUTION PREVENTION PLAN
WATER EFFICIENCY PREREQUISITE 1 – REDUCE OVERALL WATER CONSUMPTION BY 20% (COMPARING TO BASILINE)
ENERGY & ATMOSPHERE PREREQUISITE 3- ZERO USE OF CFC-BASED REFRIGERANTS
MATERIALS AND RESOURCES PREREQUISITE- COLLECT AND STORE RECYCLABLES
INDOOR ENVIRONMENTAL QUALITY 1- PROHIBIT SMOKING

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**Design Vs. Construction Credits**

Also called Designer Responsible Credits    Also called Contractor Responsible Credits

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LEED for New Construction and Major Renovations (v4)			
Integrative process	POSSIBLE: 1	2	1
<b>4</b> LOCATION & TRANSPORTATION POSSIBLE: 16			
LEED for Neighborhood Development location	16		
Site location	1		
High-priority jobs	2		
Surrounding density and diverse use	2		
Access to quality transit	1		
Bicycle facilities	1		
Reduced parking demands	1		
Green vehicles	1		
<b>5</b> SUSTAINABLE SITES POSSIBLE: 19			
Construction activity pollution prevention	REQUIRED		
Site assessment	1		
Site development - protect or restore habitat	1		
Open space	1		
Resource management	2		
Heat island reduction	2		
Light pollution reduction	1		
<b>6</b> WATER EFFICIENCY POSSIBLE: 15			
Outdoor water use reduction	2		
Indoor water use reduction	6		
Building-level water recycling	REQUIRED		
Cooling tower water use	2		
Water metering	1		
<b>7</b> ENERGY & ATMOSPHERE POSSIBLE: 33			
Fundamental commissioning and verification	REQUIRED		
<b>8</b> MATERIALS & RESOURCES POSSIBLE: 13			
Storage and detection of recyclables	REQUIRED		
Construction and demolition waste management planning	REQUIRED		
Building life-cycle impact reduction	1		
Building product disclosure and optimization - environmental product declarations	2		
Building product disclosure and optimization - sourcing of raw materials	2		
Building product disclosure and optimization - material legibility	2		
Construction and demolition waste management	2		
<b>9</b> INDOOR ENVIRONMENTAL QUALITY POSSIBLE: 18			
Minimum IAQ performance	REQUIRED		
Enhanced IAQ credit control	REQUIRED		
Enhanced air strategies	1		
Low-emitting materials	1		
Construction IAQ management plan	1		
IAQ assessment	1		
Thermal comfort	1		
Visual light	1		
Daylight	1		
Quality views	1		
Acoustic performance	1		
<b>10</b> INNOVATION POSSIBLE: 6			
LEED Accredited Professional	1		
LEED Accredited Professional	1		
<b>11</b> REGIONAL PRIORITY POSSIBLE: 4			
Regional priority	4		
TOTAL			110

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### Credit Interpretation Requests

CIRs are used to clarify a single question the project team may have and can be submitted any time after project registration.

Often the reference guide will not specifically address the issues at hand and more information is needed. To address these issues, GBCI has created the CIR process.

USGBC company members, LEED registered project team members, and workshop attendees have access to view CIRs.

CIR rulings do not affect the existing requirements of credits within the rating system.

No credit or points are awarded by the CIR process

The project team must still demonstrate credit compliance in order to achieve the credit

600 words = limit of CIR

\$220 = cost of submitting a CIR

Rulings = 2-5 weeks

62

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### Credits, Prerequisites & CIRs

Projects must satisfy three requirements for certification:

- Minimum program requirements (MPR)
- Pre-requisites
- Minimum amount of credits for desired certification level

In the event clarification is needed on a credit:

Credit Interpretation Request (CIR)

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<b>\$1200</b> (+\$900)	<b>\$0,055/sf</b> (\$0.045/sf)	<b>\$10,000</b>
Project Registration	Projects bigger than 50,000 square feet	Expedited Review
<b>\$4,250</b> (\$3250)	<b>\$5,000</b> (10-12 days)	Complex credit: \$800 (all other credits: \$500)
Pre-certification	Expedited Fees for Pre-certification	Appeals
<b>\$2750</b> (\$2250)	<b>\$1,000</b> (10-12 days)	<b>\$220</b> (per credit)
Project Certification	Expedited Fees for Certification	Project CIRs

Review takes 20-25 business days. Expedited reviews available – 10-12 days

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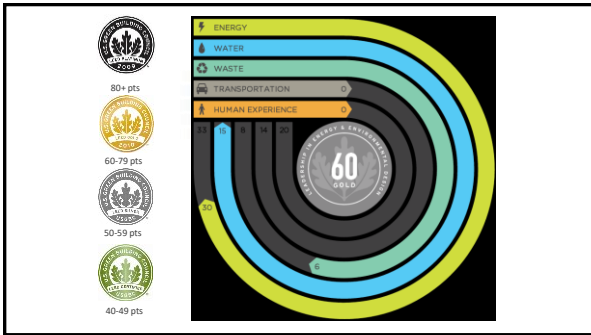
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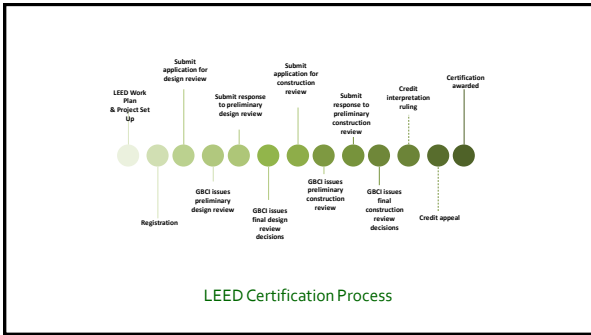
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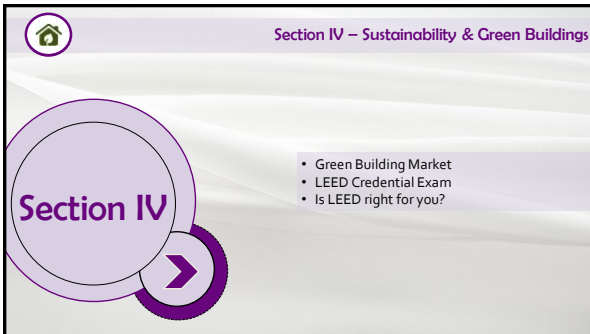
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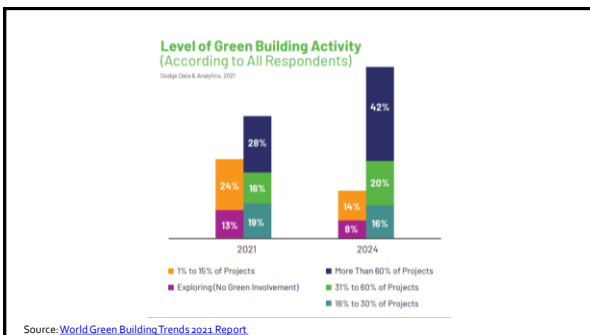
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### So What's Driving Green Building?

**Financial Benefits of Building Green, Compared With Traditional Buildings**  
Source: GreenSource, 2011

	New Green Buildings	Green Renovation/Retrofit
Average Reduction in Operating Costs in Next 12 Months	10.5%	11.5%
Average Reduction in Operating Costs in Next 5 Years	16.8%	17%
Average Increase in Asset Value (According to Owners/Investors)	9.2%	9.1%

**Top Triggers for Increasing Green Building Selected by One Quarter or More Respondents**  
Source: GreenSource, 2011

Owners/Operators	Architects/Engineers/Contractors
1. Lower Operating Costs	1. Client Demands
2. Right Thing to Do	2. Environmental Regulations
3. Healthier Buildings	3. Right Thing to Do
4. Internal Corporate Commitment	4. Healthier Buildings
5. Environmental Regulations	5. Lower Operating Costs

**Most Important Business Benefits of Green Building**  
Source: GreenSource, 2011

Lower Operating Costs	88%
Improved User/Employee Health and Well-Being	82%
Future-Proofing Assets	35%
Education of Users/Customers About Sustainability	31%
Documentation/Certification Providing Quality Assurance	31%

Source: World Green Building Trends 2021 Report

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### About the LEED Rating System

The diagram illustrates three levels of LEED accreditation:

- Buildings become LEED certified (not people or products):** Represented by icons of a house and a person, with LEED Building and LEED for Homes icons.
- Individuals become LEED accredited (not certified):** Represented by a person icon and LEED AP icons.
- Firms become USGBC national members (not people):** Represented by a building icon and the USGBC logo.

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### WHO IS LEED® ACCREDITATION FOR?

The LEED AP® credential designates an advanced knowledge of a specific LEED® rating system. The LEED AP® exams *require specific knowledge of each prerequisite and credit in a particular rating system*.

Professions listed include: Structural Manager, Facility Manager, MEP Contractor, CX agent, Architect, Owners, Civil Engineer, Daylighting Analyst, Planning Staff, MEP Engineer, Energy Modeler, Planner, Community Members, Remediation Specialist, General Contractor, Landscape Designer, Construction Manager, Structural Manager, Students, Building Users, Cost Estimator, Interior Designer.

*Anyone interested in a career in sustainability and Green buildings will benefit from a LEED credential!*

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## LEED GREEN ASSOCIATE ELIGIBILITY

There are **no eligibility requirements** to take the LEED GA exam; however, exposure to LEED and green building concepts through education, volunteering or work experience is recommended.

- ▶ Must be 18 years of age or older
- ▶ Must agree to GBCI's exam policy

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## Registering for the Exam

**Login**

- to your Credentials account via the USGBC® site

**Verify**

- that the name you enter in matches the name on the ID you will present at the testing center.

**Select**

- the Green Associate credential exam and follow the instructions for the application

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你好

**hola**

مرحبا

ola

bonjour



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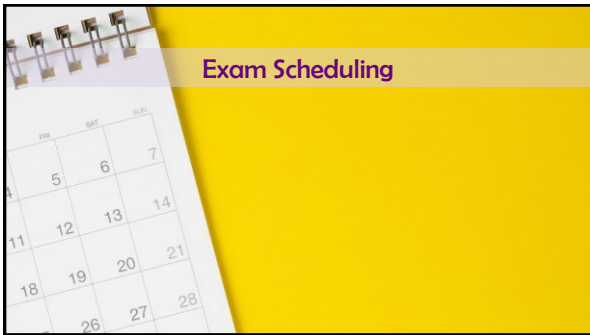
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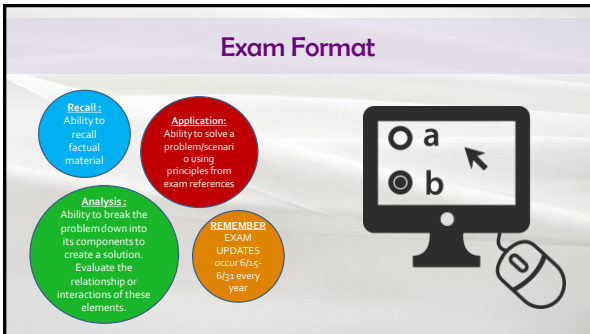
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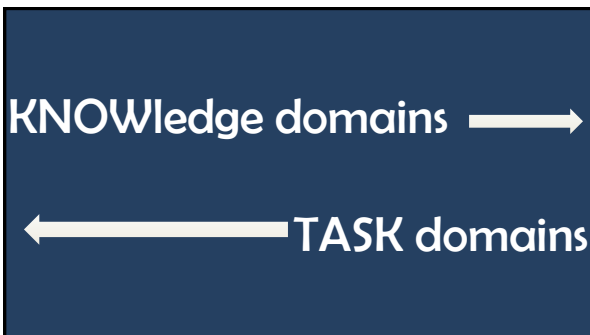
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## LEED Green Associate Knowledge Domains

- LEED Process (16 Questions)
- Integrative Strategies (8 Questions)
- Location & Transportation (7 Questions)
- Sustainable Sites (7 Questions)
- Water Efficiency (9 Questions)
- Energy & Atmosphere (10 Questions)
- Materials & Resources (9 Questions)
- Indoor Environmental Quality (8 Questions)
- Project Surroundings & Public Outreach (11 Questions)

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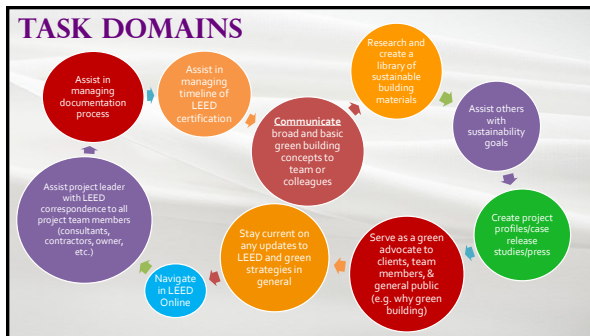
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## TASK DOMAINS



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## At the Exam



**IDENTIFICATION REQUIREMENTS**  
Candidates must provide valid, unexpired ID with a signature, a photograph that looks like the candidate, and an expiration date.

**EXAMPLES**

- 1 Non-Expired Government-issued photo ID with signature
- 1 Non-Expired Credit card photo ID with signature
- 1 Non-Expired photo ID without signature plus 1 credit card with signature—first and last names must match on both

Examples of acceptable forms of Non-Expired photo ID:  
Driver's license, Passport, Military ID  
Alien ID/Resident Alien Card\*

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### After the Exam



**EXAM SCORE**  
Exams are scored between 125 and 200. You need a score of 170+ to pass. Your score will appear on the screen after your exam is finished.



**CERTIFICATES**  
Once your exam results have been processed, you can request your certificate. Certificates are available in two forms: PDF (editable) (available for download at any time for free) and a hardcopy (see website for pricing).



**DESIGNATING YOUR CREDENTIAL**  
As soon as you have passed the exam, you can use the title "LEED Green Associate" or the logo.

**CREENTIAL MAINTENANCE PROGRAM**  
LEED Green Associates must complete 35 continuing education (CE) hours.

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What does this consist of?

- 4 live online meetings
- Self-paced on-demand modules
- Study guide
- Flash cards and memory charts
- 700+ practice questions
- Simulated mock exams
- Instructor & peer study support
- Pass your exam on your first try – guaranteed!

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### INSIDER KNOWLEDGE

- You DO NOT need to know how many exact points a credit can earn.
- You DO need to know how many points your project has to earn to become certified, LEED silver, LEED gold & LEED platinum.
- You DO need to be familiar with the key terms listed in your flash cards.
- You DO need to be familiar with credits across all rating systems.



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**MEMORIZATION METHODS**

USE ACRONYMS

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TAKE ADVANTAGE OF GBRI FLASH CARDS AND  
MEMORIZATION CHARTS

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READ, WATCH & LISTEN. THEN REPEAT.

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**TIPS AND TRICKS**

LEARN YOUR TERMS AND DEFINITIONS FIRST

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BUILD YOUR FOUNDATION IN GREEN BUILDING  
BASICS

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TAKE MORE THAN ONE PRACTICE EXAM. ONCE YOU  
CONSISTENTLY MAKE AN 80-90% YOU ARE READY TO  
TAKE YOUR LEED GA TEST.

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**LEED Green Associate Roadmap**

Week 1	Week 2	Week 3	Week 4
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Watch Intro to Sustainability, LEED Green Associate Overview - Online Modules</li> <li><input type="checkbox"/> Study Key Term Flash Cards and review Study Guide</li> <li><input type="checkbox"/> Read Appendices A&amp;B in your study guide</li> <li><input type="checkbox"/> Register online at USGBC.org</li> <li><input type="checkbox"/> Schedule your LEED GA Exam</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Watch LEED Process, Integrative Strategies - Online Modules</li> <li><input type="checkbox"/> Study Key Term Flash Cards and review Study Guide</li> <li><input type="checkbox"/> Read Appendices A, &amp; B in your study guide</li> <li><input type="checkbox"/> Study LT, SS &amp; WE credits using flash cards</li> <li><input type="checkbox"/> Complete LT, SS &amp; WE Practice Questions</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Watch LT, SS &amp; WE Online Modules</li> <li><input type="checkbox"/> Study Key Term Flash Cards and review Study Guide</li> <li><input type="checkbox"/> Read Appendices C, D &amp; E in your study guide</li> <li><input type="checkbox"/> Study EA &amp; MR credits using flash cards</li> <li><input type="checkbox"/> Complete EA &amp; MR Practice Questions</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Watch EA, MR IEO, Innovation &amp; RP Online Modules</li> <li><input type="checkbox"/> Study Key Term Flash Cards and review Study Guide</li> <li><input type="checkbox"/> Read Appendices F, G, H &amp; I in your study guide</li> <li><input type="checkbox"/> Study EA &amp; MR credits using flash cards</li> <li><input type="checkbox"/> Complete EA &amp; MR Practice Questions &amp; Mock Exams</li> </ul>

\*Successfully complete section practice questions before moving on to the next weeks tasks.

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