



LEED Building Certification

How PG&E Can Help you with LEED Certification

While the details of LEED certification may change frequently, PG&E's energy management experts can assist you with finding financial rebates and services for any LEED project.

Pacific Gas and Electric Company (PG&E) offers commercial building owners financial incentives for energy efficiency and renewable energy projects, audit services, and benchmarking assistance to help buildings earn certification under the Leadership in Energy and Environmental Design (LEED) program.

LEED-certified buildings typically have lower operating costs, higher lease rates, and happier, healthier occupants than traditional buildings do. According to a 2008 study by CoStar®, LEED buildings command rent premiums of \$11.33 per square foot over their non-LEED peers and have 4.1 percent higher occupancy rates.

Developed by the United States Green Building Council (USGBC) and integrated with the Environmental Protection Agency's (EPA) ENERGY STAR® labeling program, LEED rating systems may cover almost any type of commercial building project, including:

- New Construction (NC)
- Core and Shell
- Existing Buildings, Operations and Maintenance (EBOM)
- Commercial Interiors (CI)

To earn LEED certification, a building must meet certain prerequisites in each of these categories:

- Sustainable Sites
- Water Efficiency
- Materials and Resources
- Energy and Atmosphere
- Indoor Environmental Quality
- Innovation and Design Process





LEED For New Construction (LEED NC)

Additional credits earned in each category contribute to a total qualifying score. The chart below gives a sample of PG&E solutions.

LEED credit(s)	PG&E Solutions
Energy & Atmosphere Prerequisite 2: Minimum Energy Performance	<ul style="list-style-type: none"> • Savings by Design (SBD) provides incentives to both the building owner (up to \$500,000 per project) and the design team (up to \$50,000) for new construction projects that exceed Title 24 by at least 10%.
Energy & Atmosphere Credit 1: Optimize Energy Performance	<ul style="list-style-type: none"> • Incentives range from 10 cents per kWh/yr at 10% above T24, to 30 cents per kWh/yr at 30% above T24 based on one year's projected savings. • Projects that successfully achieve LEED certification (or other approved green rating program) are eligible for an additional 10% increase in incentive dollars.
Energy & Atmosphere Prerequisite 1: Fundamental Commissioning	<ul style="list-style-type: none"> • Savings by Design (SBD) projects that submit a comprehensive commissioning plan to verify that the building's energy-related systems are installed, calibrated and perform according to the project's design and construction documents are eligible for an additional 10% increase in incentive dollars.
Energy & Atmosphere Credit 3: Enhanced Commissioning	
Energy & Atmosphere Credit 5: Measurement & Verification	<ul style="list-style-type: none"> • Savings by Design (SBD) projects that install end-use metering equipment able to monitor and record lighting, HVAC, process, and plug loads separately are eligible for an additional 10% increase in incentive dollars.
Energy & Atmosphere Credit 2: On-site Renewable Energy	<p>California Solar Initiative (CSI):</p> <ul style="list-style-type: none"> • Provides incentive dollars for the installation of PV systems <p>Net Metering rate schedules:</p> <ul style="list-style-type: none"> • Allow customers with eligible on-site generation systems to offset the cost of their electric usage with energy they export to the grid.

LEED for Existing Buildings Operation and Maintenance (LEED EBOM)

LEED credit(s)	PG&E Solutions
Energy & Atmosphere Prerequisite 2: Minimum Energy Efficiency Performance	<p>Automated Benchmarking Service:</p> <ul style="list-style-type: none"> • Assists with the requirement to benchmark your building by providing your historical energy usage data and automatic monthly updates. • Saves you from needing to enter your meter data every month
Energy & Atmosphere Credit 1: Optimize Energy Efficiency Performance	<p>Rebate and Incentive Programs:</p> <ul style="list-style-type: none"> • Provide rebates and incentives for installing more energy efficient equipment. • Increases your energy performance score. • Incentives can cover lighting, HVAC, equipment upgrades, and building improvements that reduce energy use.
Energy & Atmosphere Credit 2.1 and 2.2: Existing Building Commissioning	<p>Retrocommissioning Program:</p> <ul style="list-style-type: none"> • Provides a retrocommissioning audit, energy savings calculations, and assists with a plan for implementation. • Provides incentives that can cover up to 50% of the cost. <p>Integrated Audits:</p> <ul style="list-style-type: none"> • Can satisfy the requirement for an ASHRAE Level II Audit • Provides free audits for qualifying facilities and assistance with an implementation plan.
Energy & Atmosphere Credit 2: On-site Renewable Energy	<p>California Solar Initiative (CSI):</p> <ul style="list-style-type: none"> • Provides incentive dollars for the installation of PV systems <p>Net Metering rate schedules:</p> <ul style="list-style-type: none"> • Allow customers with eligible on-site generation systems to offset the cost of their electric usage with energy they export to the grid.
Sustainable Sites Credit 8: Light Pollution Reduction	<p>Rebate and Incentive Programs:</p> <ul style="list-style-type: none"> • Provide rebates for installing more efficient lighting.
Sustainable Purchasing. Credit 4: Reduced Mercury in Lamps	<p>Rebate and Incentive Programs:</p> <ul style="list-style-type: none"> • Many low mercury lamps may qualify for energy efficiency financial incentives.



LEED for Commercial Interiors (LEED CI) and LEED Core & Shell

LEED credit(s)	PG&E Solutions
Energy & Atmosphere Prerequisite 2: Minimum Energy Performance	<ul style="list-style-type: none"> Savings by Design (SBD) provides incentives to both the building owner (up to \$500,000 per project) and the design team (up to \$50,000) for new construction projects that exceed Title 24 by at least 10%.
Energy & Atmosphere Credits: Optimize Energy Performance	<ul style="list-style-type: none"> Incentives range from 10 cents per kWh/yr at 10% above T24, to 30 cents per kWh/yr at 30% above T24 based on one year's projected savings.

In addition:

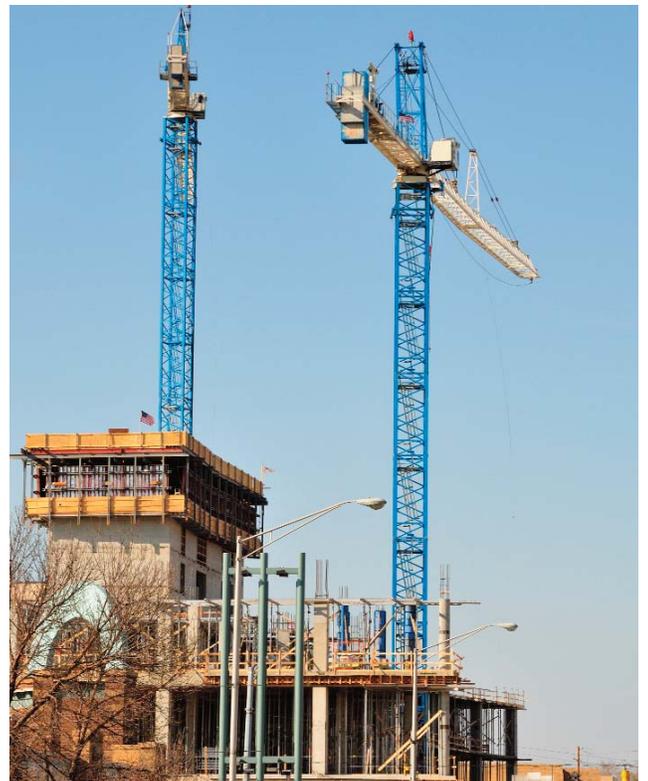
- Earn innovation credits by participating in the ClimateSmart program, a voluntary, tax-deductible way to balance greenhouse gas emissions through environmental conservation, restoration, and protection projects. PG&E can help with a Credit Interpretation Request.
- PG&E's Clean Air Transportation program can help customers earn Alternative Transportation credits in the Sustainable Sites category.

For detailed information about these programs, visit the PG&E Web site:

- Automated Benchmarking Service: www.pge.com/benchmarking
- Rebate and Incentive Programs: www.pge.com/office
- Savings by Design: www.pge.com/savingsbydesign
- Solar Energy: www.pge.com/csi
- ClimateSmart: www.joinclimatesmart.com
- Clean Air Transportation: www.pge.com/cleanair
- Free Education and Training: www.pge.com/energyclasses

The Next Step

To find out how we can help with your project contact your local PG&E representative or call PG&E's **Business Customer Service Center** at **1-800-468-4743**.





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