Federal Policies:
Department of Agriculture
Department of Agriculture - Forest Service
Department of Energy
Department of Health and Human Services
Department of Interior
Department of State
Environmental Protection Agency
General Services Administration
National Aeronautics and Space Administration
Smithsonian Institution
U.S. Air Force
U.S. Army
U.S. Navy

State Policies:
Arizona
Arkansas
California
Colorado
Connecticut
Florida
Hawaii
Illinois
Kentucky
Louisiana
Maine
Maryland
Massachusetts
Michigan
Minnesota
Nevada
New Jersey
New Mexico
New York
North Carolina
Ohio
Oklahoma
Oregon
Pennsylvania
Rhode Island
South Carolina
Virginia
Washington
Wisconsin

Municipal/City/County Policies:
Acton, MA
Alameda County, CA
Albany, CA
Albuquerque, NM
Alexandria, VA
Annapolis, MD
Arlington County, VA
Arlington, MA
Asheville, NC
Athens-Clarke County, GA
Atlanta, GA
Austin, TX
Babylon, NY
Baltimore, MD
Baltimore County, MD
Bangor, ME
Bar Harbor, ME
Bellingham, WA
Berkeley, CA
Boulder, CO
Boston, MA
Bowie, MD
Brookhaven, NY
Burbank, CA
Calabasas, CA
Cambridge, MA
Chamblee, GA
Chapel Hill, NC
Chatham County, GA
Chicago, IL
Cincinnati, OH
Clayton, MO
Cook County, IL
Costa Mesa, CA
Cranford, NJ
Dallas, TX
Denver, CO
Derry, NH
Dublin, CA
Eagle County, CO
El Paso, TX
Erie County, NY
Eugene, OR
Everett, WA
Fairfax County, VA
Fairfax, TX
Fayetteville, AR
Fort Collins, CO
Gainesville, FL
Grand Rapids, MI
Greensburg, KS
Harris County, TX
Hillsborough County, FL
Honolulu, HI
Houston, TX
Howard County, MD
Irvine, CA
Issaquah, WA
Kansas City, MO
King County, WA
La Plata, MD
Lakewood, OH
Livermore, CA
Logan, UT
Long Beach, CA
Los Alamos, CA
Los Angeles County, CA
Los Angeles, CA
Madison, WI
Mansfield, CT
Mecklenburg County, NC
Miami-Dade County, FL
Miami Lakes, FL
Minneapolis, MN
Montgomery County, MD
Morgantown, WV
Mountian Village, CO
Multnomah County, OR
Nashville, TN
Nassau County, NY
New York, NY
Niagara County, NY
Normal, IL
Oakland, CA
Omaha, NE
Orange County, NY
Oro Valley, AZ
Palo Alto, CA
Pasadena, CA
Philadelphia, PA
Phoenix, AZ
Pittsburgh, PA
Plano, TX
Pleasanton, CA
Portland, OR
Portsmouth, NH
Princeton, NJ
Queen Creek, AZ
Rochester Hills, MI
Rohnert Park, CA
Sacramento, CA
Salt Lake City, UT
San Antonio, TX
San Francisco, CA
San Diego, CA
San Bernardino County, CA
San José, CA
San Mateo County, CA
San Rafael, CA
Santa Clarita, CA
Santa Cruz, CA
Santa Monica, CA
Sarasota County, FL
Scottsdale, AZ
Seattle, WA
Springfield, MO
Starkville, MS
St. Louis, MO
Suffolk County, NY
Sunnyvale, CA
Sullivan County, NY
Syracuse, NY
Tampa, FL
Telluride, CO
Tucson, AZ
Tybee Island, GA
Ventura, CA
Washington, DC
West Hollywood, CA
West Linn, OR
Whatcom County, WA

These programs include legislation and executive orders; tax credits; density bonuses; fast-track permitting; grants and rebates; and other incentives requiring or promoting LEED as of July 1, 2008.
Examples of LEED® Initiatives in Governments
Source: US Green Building Council

As of July 1, 2008, Various LEED initiatives including legislation, executive orders, resolutions, ordinances, policies, and incentives are found in 90 cities, 29 counties, 20 towns, 30 states, 12 federal agencies or departments, 15 public school jurisdictions and 37 institutions of higher education across the United States.

Nevada
On June 17, 2005, Governor Guinn signed AB3 requiring all state funded buildings be LEED Certified or higher in accordance with LEED or an equivalent standard. During each biennium, at least two occupied public buildings whose construction will be sponsored or financed by the State of Nevada must be designated as a demonstration project and be equivalent to a LEED Silver or higher certification, or an equivalent standard. The bill also provides tax abatements for property which has an eligible LEED Silver building and tax exemptions for products or materials used in the construction of a LEED Silver building.

Greensburg, KS
On December 17, 2007, the Greensburg City Council adopted a resolution certify all new city-owned buildings greater than 4,000 square feet at LEED Platinum. The resolution further requires that qualifying city buildings earn all 10 points in EAcl, Optimize Energy Performance.

Minneapolis, MN
On July 21, 2006, the City of Minneapolis passed Resolution 2006R-381 requiring that all city-financed municipal projects achieve LEED certification. All new construction or major renovations of municipal projects over 5,000 square feet will achieve LEED Silver certification.

Santa Monica, CA
The City Council adopted an ordinance in 2000 requiring all new city projects to achieve LEED Silver certification. In April 2004, the city launched the Santa Monica Green Building LEED Grant Program that provides a financial incentive for private developers who achieve LEED certification. In August 2005, the city passed an ordinance allowing LEED registered projects to receive expedited permitting. This includes all LEED for New Construction, Homes, Core and Shell.

Seattle, WA
In February, 2002, the City of Seattle passed a policy requiring LEED Silver certification of all city-owned projects and renovations over 5,000 gsf. The city is encouraging the private construction sector to incorporate LEED design standards into new and existing buildings by providing economic incentives.
Salt Lake City, UT
On January 19, 2006, Mayor Anderson amended an executive order requiring all new city constructed buildings and major renovations over 10,000 sq ft to be LEED Silver. On January 19, 2006, he amended the order to require LEED Silver certification for these buildings. http://www.slcity.com/pdf/execorderLEED.pdf On November 7, 2006, the City Council passed Ordinance #78 endorsing Mayor Anderson’s executive order. The ordinance also requires commercial, condo, or apartments buildings funded by the city through grants, loans, or tax breaks to adhere to LEED standards.

Cincinnati, OH
On September 20, 2006, the City of Cincinnati passed an ordinance requiring new municipal buildings to be LEED certified. Renovated municipal buildings should incorporate LEED elements during construction.

Vancouver, BC
On July 8, 2004, the City of Vancouver officially announced the adoption green building standards – LEED for British Columbia (LEED-BC) for all civic buildings greater than 500 square meters. New public buildings must achieve the LEED Gold certification. The City also mandated specific energy points in the LEED Rating System to ensure a 30% energy reduction in civic buildings.
http://www.city.vancouver.bc.ca/cyclerk/cyclerk/20040708/pekce.htm

Gainesville, FL
2002: The City of Gainesville passed Ordinance # 1835 requiring all government county buildings be LEED certified. Additionally, the county is providing a fast-track building permit incentive and a 50% reduction in the cost of building permit fees for private contractors who use LEED.

San Diego, CA
The city adopted LEED for all public projects over 5,000 sq ft in April, 2002. The city has also developed a sustainable building expedite program that uses LEED criteria and provides significant plan review and construction incentives.

Maryland
October 2001: Maryland’s governor issued an Executive Order calling for all capital projects greater than 5,000 gsf to earn LEED certification.
April 2005: The House and Senate passed legislation in requiring a green building standard, such as LEED (Silver), be used for state capital projects. The state also approved a green building tax credit for commercial developers.
Building Summary
The BGCCR is a research & education facility that includes laboratories, administrative offices, and building support. In order to achieve its mandate, it is integrated into the worldwide flow of information for the assessment and anticipation of global environmental change. It houses a variety of experts who have the flexibility to be responsive by adjusting their research activities to feedback from new results. Its mandate and design also seek the integration of societal aspects to contribute to the sustainable future of human populations in the Arctic regions.

LEED Lessons Learned
- The building’s type and location mandated that the building be designed for high performance in a harsh climate.
- With a remote location, many LEED credits weren’t appropriate, however, the design team had the flexibility to achieve other credits.
- Location did not cause an increase in project costs related to sustainable design, as the location was a factor for all project costs. Many of the design features were required due to climate, and fit well into LEED guidelines.
- Items such as low VOC paints and carpets, water saving fixtures and recycled content materials were easily obtained and incorporated.

Green Building Features
- Design for thermal comfort in a harsh climate (roof and wall systems with R60 to R70)
- Reduced site disturbance to minimize permafrost change and surface erosion.
- Exterior lighting design to minimize light pollution
- Use of existing landscape to reduce water runoff and increase natural filtration
- Water use reduction through the use of low flush toilets, waterless urinals and water saving fixtures
- Construction using materials with recycled content, such as steel and recycled-tire floor mats
- Commissioning to ensure optimized energy performance
- Advanced air filtration and mechanical system for building, including fume hoods and lab spaces
- Use of low VOC emitting materials (paints and carpets)

Project Information
Status: LEED Registered
Client: Ukpeagvik Inupiat Corporation
Design Team: LCMF Engineers, RSA Engineering
Contractor: UICC
Construction Cost: $16 Million (Phase 1)
Green Premium: to be determined
Building Summary
The people of Homer desired a modern new library that met the needs of their vibrant community. Through extensive community involvement and design team input, a library that expresses a deep connection to the local landscape was developed. The overall design is enhanced through integration of local artistic expression as building design elements. The building was designed as an integrated whole in which each component works efficiently with all other parts of the building. Reading areas throughout the library are flexible to meet each individual’s needs; these areas are enhanced by the feeling of openness due to the clerestory windows.

LEED Lessons Learned
• Review waste management plan at intervals during construction.
• Look at submittal requirements and point interpretations for each targeted point so you know what documentation to collect.
• During construction, schedule an interim review of point progression so the architect, subconsultants, and the contractor know what additional information (drawings and calculations) they will need.
• Keep copies of all documentation of point achievement in a separate folder to review and compare with submittals during construction administration.
• Flag LEED point-related items in the specifications and drawings so the Construction Administrator is aware during substitution requests or changes.
• Work with a good contractor—they have to do a lot of the work that ultimately translates into LEED points.

Green Building Features
• Bioretention swales that minimize impact on storm sewer system
• Introduction of native plant species reduces need for irrigation system
• Site remains in a relatively natural state & restored to native vegetation
• Recycled materials such as recycled-content plastic decking, reclaimed wood flooring
• Water fixtures that reduce water consumption
• Efficient, easily maintained electrical systems
• Automatic lighting systems
• Solar techniques that minimize heat gain while maximizing daylighting
• Motor controlled clerestory windows that create good airflow
• Variable air volume system that only operates as needed
• 20% of building materials were locally manufactured
• 10% of building materials were harvested locally
• Low-emitting interior finishes, including paints and sealers

Project Information
Status: LEED-NC® Silver Certified
Client: Homer Public Library/City of Homer
Contractor: Jay-Brant General Contractors
Construction Cost: $6.5 Million
JL Tower

Building Summary
The design of this 14-story office building embraces sustainable design technologies that are energy efficient and environmentally responsible. These features work together to create a high performance work environment. JL Tower will be the first LEED certified building in the Municipality of Anchorage, and the first LEED for Core and Shell certified building in the state of Alaska. Tenants within the JL Tower will have the option of extending sustainable design to their spaces by applying the “LEED for Commercial Interiors” rating system.

LEED Lessons Learned
- Redevelopment of an existing site supports the LEED goal of increasing community density.
- Due to its midtown Anchorage location, the JL Tower is well-located for community connectivity, convenience for public transportation.
- Since a number of LEED strategies are challenging to implement in Alaska, it is necessary to focus on building systems performance with the savings of long-term operational benefits.
- Since Anchorage’s residents spend much of the winter months indoors, the benefits of high indoor air quality is especially relevant for Alaska.
- Construction waste reduction is more attainable in Anchorage than in other areas of Alaska, because of the close proximity to waste recycling centers.

Green Building Features
- In addition to being within ¼ mile of five bus routes, JL Tower will provide racks for forty bicycles.
- “Tenant Design & Construction Guidelines” are available to guide prospective tenants in implementing “LEED for Commercial Interiors” within their spaces.
- Water use will be reduced through dual-flush toilets, low-flow urinals and faucets, and water-saving showers.
- Building commissioning will ensure systems meet designed expectations.
- A centralized storage area will facilitate a building-wide waste recycling program.
- Exterior heated plazas and vestibule entry-grate systems will minimize the amount of chemicals and dirt tracked into the building.
- Low-VOC emitting materials (carpet, adhesives, paint, and sealants) are incorporated.
- High performance glass is used on the exterior of the building to reduce solar heat gain.

Project Information
Status: LEED-CS® Registered
Developer: JL Properties
Design Team: RIM Architects, BBFM Engineers, DOWL Engineers, RIM Design and Hay, Zietlow & Associates, LLC
Contractor: Davis Constructors & Engineers
Green Premium: to be determined