



LEED Canada for Homes Corrections, Interpretations & Clarifications August 1, 2010

Any new rulings identified as “Clarifications” should be applied and enforced for all LEED for Homes projects. Any new rulings identified as “Interpretations” or “Corrections” must be applied and enforced for projects registered after the publication of this document.

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.

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 2.1 – Durability Planning

Interpretation: 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.

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.

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

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.

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 land itself must be developed. Being located adjacent to a lot with development located on it is not sufficient unless the development is immediately adjacent to the LEED project.

Clarification: If a project borders a body of water, this border should not be included in the calculation – i.e. it should not be a credit or penalty.

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).

Clarification: A home that is part of a new development (e.g. <5 years old) may be awarded any LL credits, including LL 3.1 and LL 3.2, if the development meets the requirements of the Rating System. Not all homes in the development must be pursuing LEED certification.

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.

Interpretation: 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.

LL 6 – Access to Open Space

Interpretation: 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.

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 2.2 – Landscaping

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.

Exemplary Performance: For projects earning credit in SS 2.5, 1 ID point may be awarded if the requirements of SS 2.2, parts (b), (c), (d), and (e) are met.

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 3 – Reduce Local Heat-Island Effects

Clarification: For multi-home developments, common roads should not be included in this calculation.

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: SS 3 applies to both existing and new hardscapes.

SS 4.1 – Permeable Lot

Interpretation: 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. This applies to all gravel areas, including those where the soil below is not expected to be compacted.

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.

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.

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

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). The requirement also applies to 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 is 600 mm away from the home, including grass and groundcover.

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.

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: 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: For part (c), the flow rate of dual-flush toilets can be calculated using the following formula (high and low volumes must be verified):

$$\text{Avg. volume} = [(\text{high volume flush}) + 2 * (\text{low volume flush})] \div 3$$

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.

Energy and Atmosphere (EA)

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 in General mode using the prescribed CMHC method, and the project meets or comes below 1500 megajoules (417 kWh) annual cooling.

EA 7.1 – Efficient Hot Water Distribution

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

Clarification: 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.

Clarification: 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. 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.

Clarification: For part (a-iv), motion sensors are an acceptable alternative to push button controls as long as the motion sensor is designed to activate the demand-controlled pump and there is a time delay after the initial trigger to shut off the pump. The sensor should be installed in a way that the pump is only activated if someone is very close to the faucet or shower.

EA 8.3 – Advanced Lighting Package

Correction: The second part of the credit, "Install Energy Star labeled lamps in 80% of the fixtures" ought to be "At least 80% of all lamps in the home must be Energy Star labeled." This may affect the requirement of the credit where fixtures include multiple lamps.

Interpretation: In multi-family buildings the Advanced Lighting Package only applies to in-unit spaces, not corridor or outdoor public lighting.

Materials and Resources (MR)

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

Clarification: Projects with a precut framing package (e.g. kit homes) may be awarded MR 1.2 and MR 1.3 automatically. Modular homes or any projects earning MR 1.5 cannot earn MR 1.2 or MR 1.3.

Clarification: 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.

MR 1.4 – Framing Efficiencies

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

Interpretation: Projects using I-joint floor trusses may be awarded 1 point as an alternative to open-web floor trusses.

MR 1.5 – Off-site Fabrication

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

Interpretation: If a project has panelized wall systems, 2 points can be earned. No other partial credit (i.e. for roof trusses) is allowed under this credit.

MR 2.1 – FSC Certified Tropical Wood

Interpretation: 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

Interpretation: 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 the component “Floor: Flooring”, wool carpet is an acceptable alternative to meet the EPP specification.

Interpretation: For the component “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 the component “Interior Walls and Ceilings and Millwork: Paints and Coatings”, the scope only includes interior paints and coatings. 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.

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: For the component “Interior Wall / Framing”, the use of finger joint studs is an alternative method for satisfying the EPP criteria.

Interpretation: For part (a), the following product types also qualify:

Assembly	Component	EPP specification (0.5 point per component)
Other	Window framing	FSC-certified, reclaimed, or recycled-content
Other	Interior trim	FSC-certified, reclaimed, or recycled-content

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).

EQ 2.2 – Enhanced Combustion Venting Measures

Clarification: 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.

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. Green Raters are granted some discretion. When determining latent loads to include, use ASHRAE Fundamentals or a comparable standard. 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

Clarification: Part (d) is waived for bathrooms with an ERV or HRV.

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.

Interpretation: For EQ 5.2, timers should be set to operate exhaust fans for at least 20 minutes after showering.

EQ 7 – Air Filtering

Clarification: 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. This CIR will sunset in January 2011.

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.

EQ 9 – Radon Protection Construction

Interpretation: 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.

Awareness & Education (AE)

AE 1.1 - Basic Operations Training

Interpretation: It is acceptable to provide the O&M manual in a digital format (e.g. cd or dvd), but tenants should be able to request and receive a printed copy if they are unable to access or read the information in digital format.

AE 1.2 – Enhanced Training

Correction: 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.

AE 1.3 – Public Awareness

Exemplary Performance: No exemplary performance is available for this credit.

Interpretation: 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.

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.