



Fact Sheet:

Application Guide for Core and Shell Buildings and Leased Tenant Spaces in LEED Canada-NC

All projects are eligible as the Application Guide applies retro-actively

Is 50% or more of the building area going to be fit-up to NC requirements prior to applying for certification?

Yes

Should the fit-up percentage change over the course of the project, it is possible to switch rating systems at the time of the certification submittal.

No

LEED Canada-NC

Requirements:

1. Base building and all owner fit-up tenant spaces must be fit-up to comply with the LEED Canada-NC requirements.
2. At least 50% of the building area must be fit-up to NC requirements before the project applies for certification.
3. Mandatory lease agreements are required for remaining space, except as noted in 4. The agreements must require tenant spaces to comply with the LEED Canada-NC requirements.
4. Up to **10%** of the building floor area (**20%** in the case of mixed-use buildings) may be exempted from requirement 3, except for base building elements. In addition, special directions are provided for WEc3 (Water Use Reduction), EAp2/c1 (Minimum Energy Performance / Optimize Energy Performance), and EQc8 (Daylight and Views).
 - The 10% exemption (20% in the case of mixed-use buildings) must be applied to an entire tenant space(s) and cannot be made up of portions within tenant space(s).
 - The tenant spaces selected for demonstrating LEED compliance must be the same across all LEED credits.

LEED Canada-CS

Requirements:

1. Base building must be fit-up to comply with the LEED Canada-NC requirements.
2. All owner fit-up tenant spaces must be fit-up to comply with the LEED Canada-NC or CI requirements
3. Any material installed as part of the base building contract in leased tenant spaces must comply with the LEED Canada-NC requirements. Otherwise the fit-up in leased tenant spaces is exempt from most LEED credit requirements. There are specific requirements for WEc3 and EAp1/EAc1.

Definitions (refer to Application Guide for full definitions)

Base building: building envelope, structure and all common space and common systems (sometimes referred to as Core and Shell).

Tenant space: all area that could be leased or occupied either by the building owner or by tenants, defined as rentable area.

Owner fit-up tenant space: all tenant area that the building owner or related companies will occupy or fit-up as part of the base building contract. In most cases this would include spaces intended for residential occupancy (even if intended to be sold as condominiums).

Leased tenant space: tenant areas intended for lease *or sale* that are fit-up by organizations that are at arm's length (i.e. not controlled by the same organization) from the building owner. Residential space is normally not included within this definition and is considered *owner fit-up tenant space* as the original developer was responsible for that fit-up; however where residential fit-up is designed by tenants, regardless of whether it was completed before or after purchase, that residential space is considered leased tenant space. This latter case is sometimes seen in high-end custom condos.

Mixed-use projects: those projects with at least 10% of the floor area for tenants whose space function is different from the majority of the building.

Owner: the company(ies) that own and/or develop the base building.