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Certification Essentials

Incomplete spaces in BD+C

LEED v4 BD+C projects are required to have at least 60% of the gross floor area completed at the time of certification. Historically, project teams were allowed to pursue LEED Canada NC 2009 if at least 50% of the gross floor area was completed at the time of certification. However, under LEED v4, no more than 40% may be incomplete, unless the project is certifying under the LEED BD+C: Core and Shell (CS) rating system.

BD+C: Core & Shell

The scope of Core and Shell (CS) projects are limited; as a result, only portions of the project within the LEED scope are included in credit calculations. **If a project team wishes to apply for credits that are beyond the scope of design and construction of the LEED project, a tenant sales and lease agreement, signed by future tenants, must be provided.** The lease agreement must be binding and include terms on how credit requirements will be met by the tenant. **An unsigned or sample lease agreement is not acceptable.** For example to take credit for savings from not yet installed plumbing fixtures for WE credit Indoor Water Use Reduction in a tenant space of a CS project, the project team must submit a signed and executed legally binding tenant sales and lease agreement. If a signed and executed legally binding tenant sales and lease agreement is not provided, project teams must assume that the as yet installed plumbing fixtures have baseline water consumption rates. Please note that lease agreements are not required in order to pursue CS certification. They are only used if a project is aiming to earn additional points for measures that are considered outside of the project design and construction scope that will be fit-out by a future tenant.

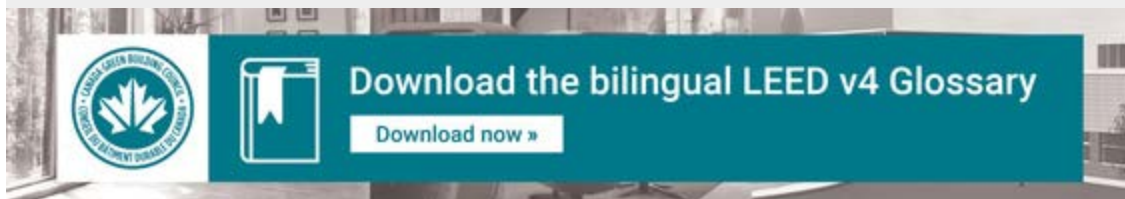
For more information refer to the [Incomplete Spaces and Tenant Sales and Lease Agreement portions](#) under *Maintaining Consistency* in the Getting Started section in the Credit Library. Also be sure to refer to the Rating System Variations portion of the Further Explanation Section within each credit, for credit specific guidance.

All BD+C adaptations EXCEPT CS

For incomplete spaces intended to be finished by **tenants**, unlike LEED Canada NC 2009, project teams are not required to provide copies of mandatory lease agreements, unless attempting to claim savings. Instead, submit a set of nonbinding tenant design and construction guidelines, with a brief explanation of the project circumstances. Similar to CS above, for prerequisites with established baselines (e.g., WE Prerequisite Indoor Water Use, EA Prerequisite Minimum Energy Performance) and the credits dependent on the calculations in the prerequisites, the proposed design must be equivalent to the baseline for the incomplete spaces. Project teams that wish to claim environmental performance or benefit beyond the baseline for incomplete spaces must have binding Tenant Lease and Sales Agreements (e.g., signed by the future tenant).

For incomplete spaces intended to be finished later by the **owner**, similar to LEED Canada NC 2009, a letter of commitment, signed by the owner, indicating that the remaining incomplete spaces will satisfy the requirements of each prerequisite and credit achieved by this project must be submitted. However, unlike LEED Canada NC 2009, this letter may cover the commitment in general terms and need not address each prerequisite or credit individually.

For more information refer to the [Incomplete Spaces and Tenant Sales and Lease Agreement portions](#) under *Maintaining Consistency* in the Getting Started section in the Credit Library.



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Public registration for Canada's first Zero Carbon Building Program now open

On October 31, CaGBC officially opened public registration for the [Zero Carbon Building \(ZCB\) Program](#), which is now available via the [CaGBC's website](#). This new Standard represents a paradigm shift in the industry, as we move away from using energy efficiency as the key indicator of building performance and shift the focus and discussion to carbon. **This transition is critical to ensuring that design, operations and retrofit decisions emphasize carbon reductions as we move towards the goal of eliminating emissions from building operations.**

When we make the shift to carbon as the key metric of performance, we quickly discover that different types of energy have different environmental impacts. We also come to recognize the large disparities in the carbon intensity of the electrical grids across the nation.

Designing for Zero Carbon also requires careful consideration of the ownership of environmental attributes: power from onsite renewable energy systems is often exported to the grid under feed-in-tariff or net-metering programs, which often require that the environmental attributes be surrendered to the utility in the form of Renewable Energy Credits or 'RECs'. This means a zero carbon claim for that electricity cannot be made by the building.

Removing carbon from building operations requires a strong foundation in energy efficiency, followed by onsite renewable energy to the extent feasible, and capped off with off-site renewable energy if necessary.

A suite of tools has been made available to assist with evaluating alternatives, including energy modelling guidelines and a ZCB Workbook for quantifying greenhouse gas emissions. The modelling guidelines provide guidance specific to the modelling nuances within the ZCB-Design program, such as how to model the Thermal Energy Demand Intensity (TEDI) and how to properly account for exported renewable energy. Modelling assists the design team with understanding how the building will operate, however the true value of the program comes from actual Zero Carbon performance. ZCB-Performance requires annual verification and puts the onus on the building operators to constantly look for ways to reduce the carbon footprint of the building and more effectively achieve a zero carbon balance. The ZCB Workbook provides a dynamic environment where energy consumption or emissions factors can easily be adjusted to determine the carbon impacts, and can be used by all buildings to measure emissions.

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LEED v4.1 announced at Greenbuild

Greenbuild 2017, held in Boston the week of November 6, was full of great information, along with exciting news and updates for the industry. For Canadian LEED practitioners, the most notable story was likely the announcement of the upcoming release of LEED version 4.1.

Around the world, the market is quickly gaining experience with LEED v4, and the insights gained from this experience form the basis for the changes that will be reflected in LEED v4.1. The CaGBC is helping to inform the refinements to LEED v4, providing feedback gathered from Canadian stakeholders through our ongoing engagement with project teams. Canada is also well represented on the technical advisory groups and LEED Steering Committee. We are confident the updates will significantly improve the experience of Canadians pursuing LEED.

LEED v4.1 is not a wholesale update to LEED, but a refinement. Market feedback and an analysis of credit achievement rates have been used to identify where the market may be struggling with the current requirements.

LEED v4.1 is expected to be released in Q1 2018, although LEED for Homes may be available before the end of 2017. To ensure industry support, LEED v4.1 will go through a public review process in 2018, and balloting will likely take place in 2019. In the meantime, project teams will be able to pilot the new rating system and benefit from all of the improvements. They will also have the option to pursue the requirements as established in LEED v4.

Among the more exciting changes anticipated are:

- Updates to challenging Materials credit options, daylighting and acoustics.
- Increased energy efficiency stringency.
- Measures to increase the adoption of O+M to drive greater market transformation.
- Integration of the various rating systems that apply to homes and multi-family buildings into a new LEED for Residential rating system.

Stay tuned for more information about the next evolution of LEED as it becomes available. You can also dive deeper into the information provided at Greenbuild by reading this [blog post](#).

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Parksmart taskforce – your help is needed!

Parksmart is coming to Canada. The rating system will help parking garages operate more sustainably and adapt to be part of the multi-modal transportation systems of the future. If you want to make a valuable contribution to making parking garages more sustainable, consider participating in the CaGBC's Parksmart taskforce.



The taskforce will assess the overall suitability of the rating system for the Canadian market, including proposing Alternative Compliance Paths (ACPs) to assist Canadian project teams in meeting requirements. It will also help inform future education and outreach needs.

The taskforce will begin its work in mid-January and meet every second week for up to two hours. The work is expected to be completed in 2 or 3 months. Members of the taskforce may not be required to participate in all meetings, as a function of their particular areas of interest and subject matter expertise. All members will be required to sign a confidentiality agreement.

Interested parties should submit their application to recruitment@cagbc.org, and indicate "Parksmart taskforce" in the subject line. Applications must be received by Wednesday, December 13, 2017 at noon ET. Please include:

- Your area(s) of interest and experience or subject matter expertise therein;
- Specific experience with the design or operation of parking garages; and
- Familiarity with LEED v4 (not a requirement).

Please note that the Parksmart taskforce will operate in English.

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A blue banner with white text. On the left, it says "Call for Presentations now open" in large font, followed by "Including a stream for advanced LEED Practitioners" and a "Learn more »" link. On the right, there is a logo for "BUILDING LASTING CHANGE 2018 WITH WorldGBC CONGRESS CANADA" and the dates "Toronto | June 5-7".

Call for Presentations
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LEED Practitioners
[Learn more »](#)

**BUILDING
LASTING
CHANGE
2018**
WITH WorldGBC
CONGRESS CANADA
Toronto | June 5-7

The CaGBC invites leaders in their field to apply for the opportunity to share their expertise and insight with Canada's largest network of green building industry professionals at the Building Lasting Change 2018 conference in Toronto June 5-7, 2018. New this year, the conference program committee is seeking presentations that will raise the bar with advanced technical content for continuing education sessions aimed at experienced green building industry professionals.

With more than 150 LEED v4 projects in Canada, and growing, **Stream 5: Insight, Innovation and Leadership for Advanced LEED Practitioners** is targeted towards the advanced practitioner. This stream will focus on the role of LEED v4 in getting to low energy/carbon performance and achieving exceptional building performance in a range of LEED categories from Energy, Water and Materials to Sites, and Health and Wellbeing. Apply to share your expertise with real insights, case studies, and solutions that can be applied directly to building design and operations.

Additionally, Streams 1 to 4 will focus on a wide array of content with the following topics; moving toward zero carbon, establishing a retrofit economy in Canada, creating green and resilient cities, and the WorldGBC International stream. Read the description of these streams [online](#).

Submissions will be reviewed by our esteemed program committee whose expertise represents all key areas of focus. **The Call for Presentations will close on December 22, 2017.** Applicants chosen to speak at the conference will receive a 50 per cent discount off conference and social event registration fees. For additional information and to apply for the Call for Presentations visit the [Building Lasting Change 2018](#) webpage.

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Join our team: CaGBC hiring LEED Reviewers, Energy/HVAC

The LEED team is at the centre of the green building industry: there's no better place to learn from the industry's leading projects and contribute to the evolution of green building. CaGBC is hiring a LEED Reviewer I, Energy/HVAC, and LEED Reviewers II & III Energy/HVAC to join our dynamic team. If you are a mechanical engineer/technician with at least three years of professional experience, with direct experience consulting on, creating or reviewing energy models for commercial projects and are committed to green building – we are looking for you.

Apply by December 4:

[LEED Reviewer I job description](#) – minimum three years experience

[LEED Reviewers II & III - job description](#) – 5-10 years experience

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Education for LEED Practitioners

On Demands

Here is just a sampling some of our on-demand courses that might be of interest you. These courses can be taken at your own leisure, from either your home or office. Click on one of the titles below to view a course description. For a full list of available on-demands, [click here](#).

[Driving Change in Existing Buildings: LEEDv4 O+ M Case Study](#) (1 hour)

[Improve Building Performance Using an Effective M&V Program](#) (1 hour)

[Monitoring for Human Performance and IEQ in Buildings](#) (1 hour)

[Ontario's Mandatory Energy Benchmarking for Large Buildings](#) (1 hour)

Visit our [course registration](#) page periodically to see an updated list of live webinars, or to view our lists of on-demand and classroom sessions.

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