



USING LEED IN MONTGOMERY COUNTY, MARYLAND

A Guide for Project Teams

KEY TAKEAWAYS

- + LEED is an accepted alternative compliance path to Montgomery County's IgCC green code once discussed in the Preliminary Design Consultation meeting
- + Projects need to achieve LEED Silver certification and meet additional requirements on selected credits illustrated on the Alternative Compliance Pathway
- + LEED projects may also qualify for [County tax incentives](#)
- + [LEED Coaches](#) are available at no cost to help
- + Take advantage of USGBC resources to learn from other projects and hear expert advice



(above and below)
Washington Gas - Fleet Facility Addition
LEED Gold | Photo: Nomoi Design LLC.

LEED PROVIDES A PROVEN PATH TO SUCCESS

[LEED](#) (Leadership in Energy and Environmental Design) is the most widely used green building rating system in the world. Available for virtually all building types, LEED provides a framework for healthy, highly efficient, and cost-saving green buildings. LEED certification offers credibility and recognition in the market.

If your team hasn't yet worked with high performance building systems, you've come to the right place. LEED is a proven system with established processes and a wealth of resources. In fact, Maryland has placed in the USGBC "Top Ten" States for LEED projects for the past several years. In 2021, 76 projects were certified representing over 12 million gross square feet.

Should you choose LEED for your project, USGBC offers expert advice and [LEED Coaches](#) to guide you through the process and find what you need. And we are offering new resources to help project teams navigate the county's new IgCC, using LEED.



GETTING STARTED WITH LEED IN MONTGOMERY COUNTY

Getting started is easy:

- 1. Choose your rating system.** For the new construction of whole buildings, start by finding the option that best fits your project by [exploring](#) the BD+C offerings. View the full list of LEED v4 rating systems.

2. **Check the requirements and options.** Minimum Program Requirements (MPRs) are the basic requirements that let you know if your project can pursue LEED. LEED credits allow project teams to customize how they pursue LEED. And, LEED v4 projects may substitute [v4.1](#) credits. Learn more about LEED prerequisites and credits or access the [LEED credit library](#).
3. **Become familiar with fees.** [LEED fees](#) are transparent and competitive or lower than some other systems, while delivering a high value certification.
4. **Target a certification level.** By fulfilling credits, project teams earn points that, once added together, determine a project's certification level. Projects in Montgomery County that achieve LEED Gold or above and meet specified above-code energy efficiency can [pursue a tax credit](#).
5. **Register your project.** The LEED Online system will flag the project as being in Montgomery County and prompt you to provide view access to county staff.
6. Continue to consult the **LEED v4 BD+C: Alternative Compliance Pathway for Montgomery County, MD Green Code** to understand required credits as you design your project. **Good news:** LEED's basic prerequisites alone will check-off some of the Montgomery County requirements, reducing the number of additional required credits. Access USGBC's [LEED tools](#) and resources to help achieve credits.

Throughout the design process, LEED Coaches are available to work with your team and LEED project manager or consultant.

7. **Document achievement of rating system requirements and credits.** Go to LEED Online or view sample forms.
8. **Submit for review in LEED Online.** Respond to any questions/clarifications.
9. **Receive certification documentation!**

LEARN MORE

- + Find a green building in your area by searching the LEED Directory [here](#).
- + Browse [LEED case studies](#).
- + Dive into [LEED](#) credits and see a [LEED Scorecard](#).
- + View the [LEED Certification Guides](#).
- + Contact us at elizabeth@usgbc.org

Projects pursuing LEED certification earn points for green building strategies across several categories. Based on the number of points achieved, a project earns one of four LEED rating levels: Certified, Silver, Gold or Platinum.

[Learn more.](#)



Platinum
80+ points earned



Gold
60-79 points earned



Silver
50-59 points earned



Certified
40-49 points earned