



LEED Certification

How Fat Spaniel's Renewable Energy Monitoring Services Can Help Your Project Achieve LEED Certification

Fat Spaniel Technologies, the leader in renewable energy monitoring services, can help ensure that projects earn LEED points under U.S. Green Building Council certification.

LEED certification and the industry

Since 2000, companies and owners have increasingly sought certification under the LEED® Green Building Rating System™ to demonstrate energy efficiency. Green buildings are now becoming mainstream because of both economic incentives and social responsibility.

Membership in the U.S. Green Building Council has grown tenfold since 2000 to include 15,290 organizations. Each business day, about \$464 million worth of new construction registers with LEED. Currently, there are 11,188 projects registered with LEED, and 1,471 projects certified with LEED, spanning all 50 states and 60 countries in the world.

By 2010, the value of green building construction is estimated to increase to \$60 billion (Source: McGraw-Hill Construction Analytics, SmartMarket Trends Report 2008) and 10% of construction starts will be green (Source: McGraw Hill Green Building Smart Market Report 2006).

Impact for renewable energy businesses

LEED certification has been demonstrated to improve project financial returns, not only because of lower operating costs, but because buildings that carry LEED or Energy Star certifications have higher occupancy rates and lease for more money per square foot than non-certified buildings (Source: CoStar Group). "Higher occupancy rates in our green buildings have enabled us to command a premium for these properties if and when they are sold," reports Jerry Lea, a senior vice president at Hines, one of the largest real estate development, investment and management companies in the world.

LEED has a strong record of enhancing media coverage for green building projects for companies, which builds their reputations as responsible corporate citizens. Companies gain free publicity and public validation of their achievement of sustainability goals through LEED. "There's no question that getting LEED-certified was the best marketing investment we ever made," stated Joe Van Belleghem, development consultant for Vancouver Technology Park and President of JVB Consulting Group.

How Fat Spaniel Technologies Can Help

Fat Spaniel can help companies earn LEED points toward green certification by providing critical monitoring and reporting services needed for LEED Rating system compliance. Within the five key performance areas measured and tracked for project compliance, performance monitoring is a foundational component of energy efficiency measurement—which is a requirement to receive points under section EA "Energy & Atmosphere".

Energy efficiency LEED points can range from 1-5 points under Energy & Atmosphere requirements, representing a major step toward becoming LEED-certified at any level.



There are different LEED rating systems for various categories of construction: new construction, existing buildings, commercial interiors, core & shells, schools, retail, healthcare, homes or even neighborhood development. Typically, in all of LEED rating systems, there are requirements for energy measurement and optimization. For example, in a *new construction* project, the LEED rating system awards points for the implementation of renewable energy AND requires monitoring to track energy production. Similarly, in LEED projects involving *existing buildings*, LEED points can be achieved by implementing an energy performance measurement and optimization plan. Monitoring services, again, would be a key component of this requirement.

Fat Spaniel's monitoring services can fulfill the monitoring needs of these requirements to receive these LEED points. Companies working towards LEED project certification can incorporate Fat Spaniel monitoring as a key step in their strategy for energy usage reduction and overall energy optimization.

About LEED®

The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ is a feature-oriented rating system that awards buildings points for satisfying specified green building criteria. The six major environmental categories of review include: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design. Certified, Silver, Gold, and Platinum levels of LEED green building certification are awarded based on the total number of points earned within each LEED category. LEED can be applied to all building types including new construction, commercial interiors, core & shell developments, existing buildings, homes, neighborhood developments, schools and retail facilities. LEED for Healthcare is currently under development and is expected to be released in early 2008.

About USGBC

The U.S. Green Building Council is a non-profit membership organization whose vision is a sustainable built environment within a generation. Its membership includes corporations, builders, universities, government agencies, and other nonprofit organizations. Since USGBC's founding in 1993, the Council has grown to more than 14,500 member companies and organizations, a comprehensive family of LEED® green building rating systems, an expansive educational offering, the industry's popular Greenbuild International Conference and Expo (www.greenbuildexpo.org), and a network of 72 local chapters, affiliates, and organizing groups. For more information, visit www.usgbc.org.

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