

### **How is a LEED Building Scored?**

Modular Solutions, Ltd is one of the leading innovators in offering prefabricated buildings that score consistently higher on the available LEED (Leadership in Energy and Environmental Design) points. Many clients ask how a modular building is scored by LEED and want to know the available levels of certification.

The rating system has recently been updated in the last quarter of 2009, and there are various levels of certification that an owner of a modular building can qualify for. A certified modular building project will award 40 – 49 points. A silver certified modular building project will award 50 – 59 points. A gold certified modular building project will award 60 – 79 points. A platinum certified modular building project will award 80 points or higher.

There are inherent advantages of the modular building process which include:

- More efficient construction schedules frequently beating site built by 50%
- Reduction of on-site disturbance and construction traffic
- Sizeable reduction of landfill waste
- Jobsite safety, as a result of controlled work environment in up to 80% of the construction process
- Ability to be recycled in the future if the need so arises
- Off site storage of materials in a controlled environment, reduction in waste factor of destroyed materials
- Factory location is closer to alternative transportation, and local work force. Rural projects have higher vehicular traffic and waste of fossil fuel. The modular building leaves the factory in many cases as much as 90% complete, with minimal on site work force and mobilization required

Below is the new LEED scorecard for 2009, NEW construction and major renovation.





## LEED for New Construction and Major Renovation 2009 Project Scorecard

Project Name:  
Project Address:

Yes ? No

### Materials & Resources 14 Points

<b>Y</b>	Prereq 1	<b>Storage &amp; Collection of Recyclables</b>	Required
<input type="checkbox"/>	Credit 1	<b>Building Reuse</b>	1 to 3
<input type="checkbox"/>	Credit 1.1	Maintain 55% of Existing Walls, Floors & Roof	1
<input type="checkbox"/>	Credit 1.2	Maintain 75% of Existing Walls, Floors & Roof	2
<input type="checkbox"/>	Credit 1.3	Maintain 95% of Existing Walls, Floors & Roof	3
<input type="checkbox"/>	Credit 1.4	<b>Building Reuse, Maintain 50% of Interior Non-Structural Elements</b>	1
<input type="checkbox"/>	Credit 2.1	<b>Construction Waste Management, Divert 50% from Disposal</b>	1
<input type="checkbox"/>	Credit 2.2	<b>Construction Waste Management, Divert 75% from Disposal</b>	1
<input type="checkbox"/>	Credit 3.1	<b>Materials Reuse, 5%</b>	1
<input type="checkbox"/>	Credit 3.2	<b>Materials Reuse, 10%</b>	1
<input type="checkbox"/>	Credit 4.1	<b>Recycled Content, 10% (post-consumer + ½ pre-consumer)</b>	1
<input type="checkbox"/>	Credit 4.2	<b>Recycled Content, 20% (post-consumer + ½ pre-consumer)</b>	1
<input type="checkbox"/>	Credit 5.1	<b>Regional Materials, 10% Extracted, Processed &amp; Manufactured Regionally</b>	1
<input type="checkbox"/>	Credit 5.2	<b>Regional Materials, 20% Extracted, Processed &amp; Manufactured Regionally</b>	1
<input type="checkbox"/>	Credit 6	<b>Rapidly Renewable Materials</b>	1
<input type="checkbox"/>	Credit 7	<b>Certified Wood</b>	1

Yes ? No

### Indoor Environmental Quality 15 Points

<b>Y</b>	Prereq 1	<b>Minimum IAQ Performance</b>	Required
<b>Y</b>	Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b>	Required
<input type="checkbox"/>	Credit 1	<b>Outdoor Air Delivery Monitoring</b>	1
<input type="checkbox"/>	Credit 2	<b>Increased Ventilation</b>	1
<input type="checkbox"/>	Credit 3.1	<b>Construction IAQ Management Plan, During Construction</b>	1
<input type="checkbox"/>	Credit 3.2	<b>Construction IAQ Management Plan, Before Occupancy</b>	1
<input type="checkbox"/>	Credit 4.1	<b>Low-Emitting Materials, Adhesives &amp; Sealants</b>	1
<input type="checkbox"/>	Credit 4.2	<b>Low-Emitting Materials, Paints &amp; Coatings</b>	1
<input type="checkbox"/>	Credit 4.3	<b>Low-Emitting Materials, Flooring Systems</b>	1
<input type="checkbox"/>	Credit 4.4	<b>Low-Emitting Materials, Composite Wood &amp; Agrifiber Products</b>	1
<input type="checkbox"/>	Credit 5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	1
<input type="checkbox"/>	Credit 6.1	<b>Controllability of Systems, Lighting</b>	1
<input type="checkbox"/>	Credit 6.2	<b>Controllability of Systems, Thermal Comfort</b>	1
<input type="checkbox"/>	Credit 7.1	<b>Thermal Comfort, Design</b>	1
<input type="checkbox"/>	Credit 7.2	<b>Thermal Comfort, Verification</b>	1
<input type="checkbox"/>	Credit 8.1	<b>Daylight &amp; Views, Daylight 75% of Spaces</b>	1
<input type="checkbox"/>	Credit 8.2	<b>Daylight &amp; Views, Views for 90% of Spaces</b>	1

Yes ? No

### Innovation & Design Process 6 Points

<input type="checkbox"/>	Credit 1.1	<b>Innovation in Design: Provide Specific Title</b>	1
<input type="checkbox"/>	Credit 1.2	<b>Innovation in Design: Provide Specific Title</b>	1
<input type="checkbox"/>	Credit 1.3	<b>Innovation in Design: Provide Specific Title</b>	1
<input type="checkbox"/>	Credit 1.4	<b>Innovation in Design: Provide Specific Title</b>	1
<input type="checkbox"/>	Credit 1.5	<b>Innovation in Design: Provide Specific Title</b>	1
<input type="checkbox"/>	Credit 2	<b>LEED® Accredited Professional</b>	1

Yes ? No

### Regional Priority Credits 4 Points

<input type="checkbox"/>	Credit 1.1	<b>Regional Priority Credit: Region Defined</b>	1
<input type="checkbox"/>	Credit 1.2	<b>Regional Priority Credit: Region Defined</b>	1
<input type="checkbox"/>	Credit 1.3	<b>Regional Priority Credit: Region Defined</b>	1
<input type="checkbox"/>	Credit 1.4	<b>Regional Priority Credit: Region Defined</b>	1

Yes ? No

### Project Totals (Certification Estimates) 110 Points

Not Certified                      Certified: 40-49 points   Silver: 50-59 points   Gold: 60-79 points   Platinum: 80+ points

Many modular building clients will choose to construct their new prefabricated building to meet the LEED criteria, and track the points, but not actually register the project. There are several prerequisite requirements set forth by the USGBC (United States Green Building Council) that have to be included in the process. Many modular building clients are making a conscience choice to construct a building in the most efficient manner, within their budgets and existing site conditions.

If you have any questions regarding LEED certification or LEED projects it is imperative you select a modular building company like Modular Solutions, Ltd that does not just tout the terminology, but that has the staff and experienced personnel to educate, and execute the project certification in its' entirety.

Visit USGBC web site at : [www.usgbc.org](http://www.usgbc.org)

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