1015 18th St, NW
Suite 508
Washington, DC 20036
T: 202 828-7422
F: 202 828-5110
www.usgbc.org

FAQ

FREQUENTLY ASKED QUESTIONS

LEED® for Core and Shell

What is LEED for Core and Shell?
LEED for Core and Shell development is a green building system that was designed to provide a set of performance standards for certifying the sustainable design and construction of speculative and core and shell buildings. Broadly defined, core and shell construction covers base building elements, such as the structure, envelope and building-level systems, such as central HVAC, etc. The LEED for Core and Shell product recognizes that the division between owner and tenant responsibility for certain elements of the building varies between markets. For more on LEED for Core and Shell, go here.

Does LEED for Core and Shell work with other rating systems?
Yes. LEED for Core and Shell is designed to complement both the Commercial Interiors and Existing Buildings rating systems. The LEED for Core and Shell Reference Guide provides icons to assist projects that are proceeding with the intention of certifying with LEED as an existing building and commercial interior.

How do I register a Core and Shell project?
Registering for a Core and Shell project follows the same process as any LEED registration. LEED for Core and Shell Version 2.0 is available on the existing registration form on the USGBC website. Go here to register your Core and Shell project.

What is the cost for registration?
Cost for registration for any LEED project is $450 for USGBC members and $600 for nonmembers. This fee does not cover pre-certification or certification of your project.

What is pre-certification?
Pre-certification is a unique aspect of the core and shell program in which formal recognition is given to a project for which the owner/developer has established a goal to develop a LEED for Core and Shell building. It is not required for a documented and completed building nor is it confirmation of, or a commitment to, achieve certification. Pre-certification provides the core and shell owner/developer to market to potential tenants and financiers the unique and valuable green features of a proposed building.

What does the USGBC provide to verify pre-certification?
Project teams will be provided with a pre-certification scorecard and a letter from the USGBC that details the terms and conditions of LEED for Core and Shell pre-certification.

What is the cost of pre-certification?
The cost for pre-certification is $2,500 for USGBC member and $3,500 for non-members. This fee does not cover certification.

How long does it take to get pre-certified?
After a project team has submitted its core and shell pre-certification information, the review process should take less than one month.

When can I submit for pre-certification?
A project team may submit for pre-certification only after registering the project for core and shell. A project must be developed enough to properly document the requested information in the pre-certification templates.

My project is currently a Core and Shell pilot. Why should I switch to Core and Shell Version 2.0?
LEED for Core and Shell Version 2.0 projects have the ability to use LEED Online for their documentation in addition to the Core and Shell Reference Guide, which specifically address the 2.0 rating system.

Does it cost more to switch my Core and Shell pilot to Version 2.0?
No. Pilot projects that choose to convert from pilot status to Core and Shell Version 2.0 do not pay additional certification fees.

How do I switch my Core and Shell pilot project to Version 2.0?
If you are interested in switching your Core and Shell pilot project, please email leedinfo@usgbc.org for specific information.

How much of the building can I control and still be eligible for LEED for Core and Shell?
LEED for Core and Shell was developed for speculative office buildings where the developer controls less than 50% of the interior fit-out of the building.

Does commissioning have to be completed to obtain certification?
Yes.

Is Professional Accreditation available specifically for LEED for Core and Shell?
No. The U. S. Green Building Council has no immediate plans for Professional Accreditation specific to core and shell development.