

# USGBC Certifies First LEED v5 O+M Projects

**Three existing buildings: a retail space, an office skyscraper, and high-rise apartments achieved LEED certification under the new v5 rating system.**

by Elizabeth Waters

USGBC announced the first three projects certified under the new LEED v5 Operations & Maintenance (O+M) rating system, still in beta testing.

In LEED v5 O+M, USGBC has added prerequisites and credits focused on carbon, health, equity, and resilience. For instance, project teams are now required to assess a building's resilience and human impact and its future business-as-usual carbon emissions from energy use. Projects will also be rewarded for instituting ambitious decarbonization plans, implementing continuous indoor air quality monitoring, and developing management plans for extreme shifts in air quality.

The Portobello Shop Jardim Social in Curitiba, Brazil, an almost 545 m2 interior design retail store, received LEED Platinum certification in October. According to USGBC, the project:

- instituted an Emergency Response Plan, earning a point for Operational Planning for Resilience.
- eliminated onsite combustion of fossil fuels and achieved 88% renewable energy procurement, reducing greenhouse gas emissions from energy use by 90%. It's now pursuing LEED Zero Energy and Carbon certifications.
- implemented continuous indoor air quality monitoring.

Torre Diana, a nearly 800,000 ft2 office skyscraper in Mexico City, received LEED Platinum certification in October.

According to USGBC, the project:

- achieved a 64% sustainable transportation rate, meaning that most occupants walk, bike, take public transit or carpool to work or work from home.
- instituted a strategic decarbonization plan to reduce direct emissions by 50% in 20 years and 7% in five and site energy by 25% in 20 years and 7% in five.
- achieved an Energy Star score of 90.
- achieved a 98% occupant satisfaction score on the occupant experience survey.

Ascent MKE, a mass timber hybrid high-rise apartment building in Milwaukee, Wisconsin, received LEED Silver certification in November. According to USGBC, the project:

- achieved a location-efficiency score of 97, based on walkability.
- demonstrated a 43% reduction of indoor water use and a 47% waste prevention and diversion rate from the landfill.
- instituted a strategic decarbonization plan to reduce direct emissions by 94% in 20 years and 17% in five and site energy by 58% in 20 years and 17% in five.
- conducted a Cleaning Appearance Audit of the facility, which the credit language explains must be "in accordance with APPA Leadership

in Educational Facilities’ Custodial Staffing Guidelines, or equivalent, to determine the appearance level of the facility.” This is one of two possible pathways to achieve the Measure Cleaning Performance credit, which in turn is one of two options under the new Facility Stewardship Performance credit.

The current draft guidance for LEED v5 O+M reflects feedback solicited during the first public comment period. The second public comment period closed in October.

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