



LEED certification review report

This report contains the results of the technical review of an application for LEED® certification submitted for the specified project. LEED certification is an official recognition that a project complies with the requirements prescribed within the LEED rating systems as created and maintained by the U.S. Green Building Council® (USGBC®). The LEED certification program is administered by Green Business Certification Inc. (GBCI®).

Wells Fargo Center Recertification

Project ID 1000121894
Rating system & version LEED-EB
Project registration date 08/08/2019



Gold Certified

Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80+

LEED 2009 Existing Buildings Operations and Maintenance

Attempted: 63, Denied: 0, Pending: 0, Awarded: 62 of 110 points

SUSTAINABLE SITES		18 OF 26
SSc1	LEED Certified Design and Construction	0 / 4
SSc2	Building Exterior and Hardscape Mgmt Plan	1 / 1
SSc3	Integrated Pest Mgmt, Erosion Control, and Landscape Mgmt Plan	1 / 1
SSc4	Alternative Commuting Transportation	15 / 15
SSc5	Site Development-Protect or Restore Open Habitat	0 / 1
SSc6	Stormwater Quantity Control	0 / 1
SSc7.1	Heat Island Reduction-Non-Roof	1 / 1
SSc7.2	Heat Island Reduction-Roof	0 / 1
SSc8	Light Pollution Reduction	0 / 1

WATER EFFICIENCY		8 OF 14
WEp1	Minimum Indoor Plumbing Fixture and Fitting Efficiency	Y
WEc1	Water Performance Measurement	2 / 2
WEc2	Additional Indoor Plumbing Fixture and Fitting Efficiency	5 / 5
WEc3	Water Efficient Landscaping	0 / 5
WEc4.1	Cooling Tower Water Mgmt-Chemical Mgmt	1 / 1
WEc4.2	Cooling Tower Water Mgmt-Non-Potable Water Source Use	0 / 1

ENERGY AND ATMOSPHERE		19 OF 35
EAp1	Energy Efficiency Best Mgmt Practices-Planning, Documentation, and Opportunity Assessment	Y
EAp2	Minimum Energy Efficiency Performance	Y
EAp3	Fundamental Refrigerant Mgmt	Y
EAc1	Optimize Energy Efficiency Performance	12 / 18
EAc2.1	Existing Building Commissioning-Investigation and Analysis	2 / 2
EAc2.2	Existing Building Commissioning-Implementation	2 / 2
EAc2.3	Existing Building Commissioning-Ongoing Commissioning	2 / 2
EAc3.1	Performance Measurement-Building Automation System	0 / 1
EAc3.2	Performance Measurement-System-Level Metering	0 / 2
EAc4	On-Site and Off-Site Renewable Energy	0 / 6
EAc5	Enhanced Refrigerant Mgmt	0 / 1
EAc6	Emissions Reduction Reporting	1 / 1

MATERIALS AND RESOURCES		3 OF 10
MRp1	Sustainable Purchasing Policy	Y
MRp2	Solid Waste Mgmt Policy	Y
MRC1	Sustainable Purchasing-Ongoing Consumables	0 / 1
MRC2.1	Sustainable Purchasing-Electric-Powered Equipment	0 / 1
MRC2.2	Sustainable Purchasing-Furniture	0 / 1
MRC3	Sustainable Purchasing-Facility Alterations and Additions	0 / 1
MRC4	Sustainable Purchasing-Reduced Mercury in Lamps	1 / 1
MRC5	Sustainable Purchasing-Food	0 / 1
MRC6	Solid Waste Mgmt-Waste Stream Audit	1 / 1
MRC7	Solid Waste Mgmt-Ongoing Consumables	0 / 1
MRC8	Solid Waste Mgmt-Durable Goods	1 / 1
MRC9	Solid Waste Mgmt-Facility Alterations and Additions	0 / 1

INDOOR ENVIRONMENTAL QUALITY		6 OF 15
IEQp1	Minimum IAQ Performance	Y
IEQp2	Environmental Tobacco Smoke (ETS) Control	Y
IEQp3	Green Cleaning Policy	Y
IEQc1.1	IAQ Best Mgmt Practices-IAQMgmt Program	1 / 1
IEQc1.2	IAQ Best Mgmt Practices-Outdoor Air Delivery Monitoring	0 / 1
IEQc1.3	IAQ Best Mgmt Practices-Increased Ventilation	0 / 1
IEQc1.4	IAQ Best Mgmt Practices-Reduce Particulates in Air Distribution	1 / 1
IEQc1.5	IAQ Best Mgmt Practices-IAQ Mgmt for Facility Alterations and Additions	0 / 1
IEQc2.1	Occupant Comfort-Occupant Survey	0 / 1
IEQc2.2	Controllability of Systems-Lighting	0 / 1
IEQc2.3	Occupant Comfort-Thermal Comfort Monitoring	0 / 1
IEQc2.4	Daylight and Views	0 / 1
IEQc3.1	Green Cleaning-High Performance Cleaning Program	1 / 1
IEQc3.2	Green Cleaning-Custodial Effectiveness Assessment	0 / 1
IEQc3.3	Green Cleaning-Purchase of Sustainable Cleaning Products and Materials	1 / 1
IEQc3.4	Green Cleaning-Sustainable Cleaning Equipment	1 / 1
IEQc3.5	Green Cleaning-Indoor Chemical and Pollutant Source Control	0 / 1
IEQc3.6	Green Cleaning-Indoor Integrated Pest Mgmt	1 / 1

INNOVATION IN OPERATIONS		6 OF 6
IOc1.1	Innovation in Operations	1 / 1
IOc1.2	Innovation in Operations	1 / 1
IOc1.3	Innovation in Operations	1 / 1
IOc1.4	Innovation in Operations	1 / 1
IOc2	LEED® Accredited Professional	1 / 1
IOc3	Documenting Sustainable Building Cost Impacts	1 / 1

REGIONAL PRIORITY CREDITS		2 OF 4
SSc2	Building Exterior and Hardscape Mgmt Plan	1 / 1
WEc2	Additional Indoor Plumbing Fixture and Fitting Efficiency	1 / 1

TOTAL 62 OF 110