

# Provider FAQ - LEED® for Homes



## What services does Earth Advantage Institute (EAI) provide as a LEED for Homes Provider?

EAI provides verification services related to the LEED for Homes program. As a LEED for Homes Provider, EAI possesses experience and expertise to assist project teams in the construction of high performance, sustainable homes. A LEED provider has several roles in the community they serve:

- Helping builders to register their projects with USGBC
- Performing the preliminary review of a project's LEED documentation
- Conducting field verification inspections and performance tests
- Assisting in assembly of project documentation
- Submitting documents necessary for LEED certification
- Providing green home rating support services (Home Energy Rating System [HERS] ratings and program inspections) to builders
- Training, coordinating, and overseeing green raters and builder support staff

## What is the USGBC?

The U.S. Green Building Council (USGBC) is a nonprofit organization committed to expanding sustainable building practices. USGBC is composed of more than 20,000 organizations from across the building industry that are working to advance structures in the built environment that are environmentally responsible, profitable, and healthy places to live and work. Members include building owners and end-users, real estate developers, facility managers, architects, designers, engineers, general contractors, subcontractors, product and building system manufacturers, government agencies, and nonprofits.

## How does the program work?

First, you need to contact EAI for a discovery project meeting where we will discuss the owner's goals to determine whether LEED is a good fit. Next, we will prepare a proposal/agreement that details the services we will provide for you. Then we will have a preliminary rating meeting about your project. The goal at this meeting is to come to an understanding about measures your team will be pursuing and determine your level of LEED certification. During construction, we will conduct site visits to ensure that everything is moving along smoothly and performing as anticipated. At the end of construction, we help assemble the project certification forms and submit them to the USGBC.

## What is the process for rating a LEED home?

Specified performance tests and field verifications, such as the blower door and duct leakage tests, will be conducted by EAI. When all of the LEED features have been verified and the home has been certified, a certificate will be issued to the builder for the home.

**When is the best time to bring Earth Advantage Institute onto my project?**

The best time is during the design phase and prior to the completion of design documents. This allows EAI to work with you and your team to make the most of implementing green measures. If this point has already passed, we can be brought in anytime before construction begins.

**What is a rater? What do they do?**

A rater is a subcontractor or employee of EAI that conducts the field verifications and performance testing on your project. They will typically visit your site(s) two or three times to verify that all systems are installed and performing as expected. They are also your point of contact with EAI.

**Can you help me design the green options for my home?**

The LEED for Homes provider team is primarily a documentation and verification service. Providing consulting (design services) is a potential conflict of interest. We are happy to answer questions about the rating system. Another EAI employee not involved with the project may be able to fill this role, but it would be handled in a separate consulting contract. Please contact us if you need help finding a qualified consultant.

**How much will it cost to earn a LEED Home rating?**

Documentation and verification fees for LEED are paid to EAI. The cost of verification will vary with the certification level sought (i.e., Certified, Silver, Gold, Platinum), travel time required by the rater, and the number of homes being built. Please contact your local EAI representative to discuss fees.

The USGBC also has registration and certification fees that are paid directly to the USGBC. USGBC members are eligible to receive discounts for program participation. Registration and certification fees vary based on housing type: Please visit [www.usgbc.org/homes](http://www.usgbc.org/homes) for details.

**What do you look at when reviewing my project? What qualifies me for LEED?**

We look at the green building experience and commitment of the project team to achieve certification. Most homes can qualify for LEED. It is a matter of setting goals and intentions for the project based on your parameters.

**How long is the process?**

Projects are generally accepted in the design phase. EAI's verification process is designed to be seamless with your construction timeline and will not interfere with or extend your schedule.

**I don't live in Oregon, can you certify my home? What about my home in Mexico?**

Although we are located in Oregon, EAI has a network of raters to help deliver projects across the country. We have worked with provider for areas in Oregon, Washington, Alaska, Idaho, Wyoming, Montana, California, Arizona, Illinois, Indiana, Michigan and Hawaii. LEED for Homes is only available in the United States and Canada. For other countries, please contact the USGBC.

**Do you offer classes? When are they held?**

EAI holds regular training sessions to familiarize clients and the public about LEED. Earth Advantage also offers a number of other classes about green building. Please see our training calendar at [www.earthadvantage.org](http://www.earthadvantage.org) for more information.

**I want to market/promote/publicize my LEED Home. Can you help me with marketing materials?**

There is a special LEED for Homes logo developed specifically for marketing LEED homes that are under construction. USGBC sends a packet with logos and press releases after the project has been registered. EAI can offer additional information and resources to registered participants.

**I am a LEED AP-Homes. Do I need to work through a Provider for my project?**

Yes, all LEED for Homes projects need to work through a Provider. However, the project may be eligible for a point under the LEED for Homes rating system if you work on the project team from the beginning of the project.

**What is Home Energy Rating System Index Score (HERS®)?**

The HERS Index is a rating on the energy efficiency performance of the home. The goal of the program is to provide reliable information to differentiate the energy efficiency levels among homes and to guide investment in cost effective home energy efficiency measures.

**What is ENERGY STAR® for Homes?**

ENERGY STAR for Homes is a program to help homeowners save money and protect the environment through energy efficient products and practices. For more information: [www.northwestenergystar.com](http://www.northwestenergystar.com)

**How were LEED for Homes Providers selected?**

Over thirty-eight LEED for Homes Providers are serving the country's leading housing markets. The providers have undergone a rigorous selection and training process and work with builders in the delivery of LEED for homes. See [www.usgbc.org/homes](http://www.usgbc.org/homes) for details.

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