

**THE Sustainable
SITES
Initiative®**



Synergies between SITES & LEED

October 2016

The SITES and LEED rating systems are complementary, and can be used independently or in tandem. If you would like your project to benefit from certifying to both SITES and LEED, you can take advantage of the synergies between them. As a reminder, the LEED rating system applies to your project *building* and the site it is located on, while the SITES rating system applies to everything on your site, except your building (with a few exceptions).

To assist you with your certification efforts, the credits listed in the table below can be substituted between SITES and LEED in several ways.

- Full substitution credits: Earning these credits in *either* LEED or SITES will automatically mean earning the corresponding credit in the other rating system.
- LEED earns SITES credits: Earning these LEED credits will automatically mean earning the corresponding SITES credits.
- SITES earns LEED credits: Earning these SITES credit will automatically mean earning the corresponding LEED credits.

APPLICABILITY

- The SITES project boundary must align with the LEED project boundary or LEED campus boundary
- Ratings systems can be submitted for review simultaneously, but credits must be awarded by GBCI for substitution to be valid
- Credits awarded within the past two years can be considered for substitution
- Credit substitutions must be clearly identified in the submittal, including the name and number of the corresponding project
- All *Important Considerations* listed in the tables must be accounted for and addressed, if applicable
- Substitutions not listed in the tables below will be considered on a case-by-case basis, upon request and this document will be updated periodically.

Potential innovation credits between rating systems and additional documentation synergies are also provided below.

SITES v2 AND LEED v2009 BD+C






FULL SUBSTITUTION





If you earn the LEED BD+C v2009 or SITES v2 credit listed below, you will automatically earn the corresponding credit or component. You will only document the credit once, either in the SITES project or the LEED project. Upload a copy of the credit submittal documentation from your LEED or SITES submission to verify that the Important Considerations are met, where applicable.

SITES v2 CREDIT		LEED BD+C v2009 CREDIT	IMPORTANT CONSIDERATIONS
SITES Context C1.5: Redevelop Degraded Sites (only case 2 Brownfield Sites)	↔	SSc3: Brownfield Redevelopment	
Pre-design C2.4: Engage Users and Stakeholders	↔	IDc1: Community Outreach and Involvement (LEED-ND NPDc12)	
Water P3.2: Reduce Water Use for Landscape Irrigation (only Design the Landscape for no Permanent Irrigation)	↔	WEc1: Water Efficient Landscaping (only Option 2 – Path 2: No Permanent Irrigation)	<ul style="list-style-type: none"> Athletic fields can be exempt in SITES in P3.2 but not in the related credit, C3.4. For LEED, projects can choose to include or exclude athletic fields at their discretion. Submittal requirements: LEED projects must verify if athletic fields have been included or excluded. If included, provide confirmation that athletic fields have been included and require no permanent irrigation.
Soil + Vegetation C4.9: Reduce Urban Heat Island Effects	↔	SSc7.1 Heat Island Effect – Nonroof and SSc7.2 Heat Island Effect – Roof	<ul style="list-style-type: none"> Roofing materials must meet the minimum solar reflectance index (SRI) specified by SITES C4.9. Submittal requirements: LEED projects must provide confirmation that roofing materials are equal to or greater than the SIR values specified by SITES C4.9.
Construction P7.2: Control and Retain Construction Pollutants	↔	SSp1: Construction Activity Pollution Prevention	<ul style="list-style-type: none"> Only applicable if the most current US EPA Construction General Permit (or equivalent) adhered to, as versions (years) of the EPA Construction General Permit vary for LEED (2003) and SITES (the most current version). Submittal requirements: LEED projects must provide confirmation that the most current US EPA Construction General Permit (or equivalent) was followed.

LEED EARNS SITES

If you earn the LEED BD+C v2009 credit listed below, you will automatically earn the corresponding SITES v2 credit or component. You will only need to document the credit once in the LEED project.




SITES v2 CREDIT		LEED BD+C v2009 CREDIT	IMPORTANT CONSIDERATIONS
Site Context P1.1: Limit Development on Farmland (only Case 1: Site Without Farmland Soils)		SSc1: Site Selection	<ul style="list-style-type: none"> • LEED requirements apply to the entire site. • SITES requirements apply to the areas of the site that contain healthy soils or areas that have not been previously developed.
Site Context C1.6: Locate Projects Within Existing Developed Areas		SSc2: Development Density and Community Connectivity (only Option 2: Community Connectivity)	<ul style="list-style-type: none"> • LEED requires pedestrian access to 10 basic services within ½ mile of a main building entrance. • SITES requires pedestrian access to 7 basic services within ½ mile of a site entrance.
Site Context C1.7: Connect to Multi-Modal Transit Networks (only Option 2: Transit Network)		SSc4.1: Alternative Transportation – Public Transportation Access	<ul style="list-style-type: none"> • LEED (Option 2: Bus Stop Proximity) requires a bus stop for 2 or more bus lines within ¼ mile walking distance of a main building entrance usable by the building occupants. • SITES allows a bus stop within ¼ mile walking distance of a site entrance that meets the needs of the site users. • Rail station requirements are identical.
Water P3.1: Manage Precipitation On Site, and Water C3.3: Manage Precipitation Beyond Baseline – 95 th Percentile Event		SSc6.1: Stormwater Design – Quality Control (Option 2: Percentile Rainfall Events – Case 1 only)	<ul style="list-style-type: none"> • LEED requires runoff from the entire site area to be managed on site for the 95th percentile rainfall event. • SITES requires runoff from the entire site to be retained from the 60th percentile rainfall event (prerequisite) and retained or treated for the 80th, 90th or 95th percentile events (credit).
Materials C5.4: Use Salvaged Materials and Paints		MRc3: Materials Reuse	<ul style="list-style-type: none"> • LEED calculations are based on total materials cost for CSI Divisions 3-10, 31.60.00, 32.10.00, 32.30.00, and 32.90.00; credit thresholds are 5% or 10%. • SITES calculations are based on total materials costs, excluding soil; credit thresholds are 10% or 20%. • LEED addresses both the project building and the site, whereas SITES addresses the site only, therefore the LEED 5% threshold will earn SITES 10% threshold; LEED 10% threshold will earn SITES 20% threshold.






Materials C5.5: Use Recycled Content Materials		MRc4: Recycled Content	<ul style="list-style-type: none"> • LEED calculations are based on total materials cost for CSI Divisions 3-10, 31.60.00, 32.10.00, 32.30.00, and 32.90.00; credit thresholds are 10% or 20%. • SITES calculations are based on total materials costs, excluding plants and soil; credit thresholds are 20% or 40%. • LEED addresses both the project building and the site, whereas SITES addresses the site only, therefore the LEED 10% threshold will earn SITES 20% threshold; LEED 20% threshold will earn SITES 40% threshold.
Materials C5.6: Use Regional Materials		MRc5: Regional Materials	<ul style="list-style-type: none"> • LEED calculations are based on total materials costs for CSI Divisions 3-10, 31.60.00, 32.10.00, 32.30.00, and 32.90.00; credit thresholds are 10% or 20%. • SITES calculations are based on total site materials costs; credit thresholds are 30%, 60%, or 90%. • LEED addresses both the project building and the site, whereas SITES addresses the site only, therefore the LEED 10% threshold will earn SITES 30% threshold; LEED 20% threshold will earn SITES 60% threshold; LEED 30% threshold will earn SITES 90% threshold.
Human Health + Well Being C6.7: Provide On-Site Food Production (only Option 1: Food Production)		IDc1: SSpc82 Local Food Production	<ul style="list-style-type: none"> • LEED BD+C requires 5% area (min 250 sf), specifics for roof area and FTE, minimum 3 different crops, maximum area of herbs, IPM plan and log, permanent infrastructure, minimum 3 year commitment, and special Schools requirements. • SITES requires 10% of the project's final vegetated area (no min) and alignment with the site assessment and maintenance plan.
Human Health + Well Being C6.9: Encourage Fuel Efficient and Multimodal Transportation		SSc4.3: Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles (only Option 1: Preferred Parking)	<ul style="list-style-type: none"> • Thresholds differ (LEED 5% preferred parking, SITES 3%). • LEED SSc4.3 Option 1 will earn one of the three required options for SITES C6.9.

Human Health + Well Being C6.9: Encourage Fuel Efficient and Multimodal Transportation		SSc4.4: Alternative Transportation - Parking Capacity (only Case 1, Option 1)	<ul style="list-style-type: none"> • Thresholds differ (LEED 5% preferred parking, SITES 3%). • LEED SSc4.4 Case 1 - Option 1 will earn one of the three required options for SITES C6.9.
Construction C7.5: Divert Construction and Demolition = Materials from Disposal		MRC2: Construction Waste Management	<ul style="list-style-type: none"> • LEED calculations are based on all construction & demolition waste, excluding land clearing debris and hazardous materials. • SITES calculations are based on structural, road and infrastructure materials. SITES addresses land-clearing material in C7.6.

SITES EARNS LEED

If you earn the SITES v2 credit listed below, you will automatically earn the corresponding LEED BD+C v2009 credit or component. You will only need to document the credit once in the SITES project.

SITES v2 CREDIT		LEED BD+C v2009 CREDIT	IMPORTANT CONSIDERATIONS
Context P1.3: Conserve Aquatic Ecosystems (only Case 1 and Case 2)		SSc1: Site Selection (only Wetlands and Water Bodies)	<ul style="list-style-type: none"> • SITES Case 1 would automatically satisfy LEED requirements for wetlands and water bodies; SITES Case 2 has more stringent aquatic ecosystem buffer distances than LEED. • SITES also requires related information in the site assessment and maintenance plan.
Context P1.4: Conserve Habitats for Threatened and Endangered Species (only Case 2)		SSc1: Site Selection (only Threatened and Endangered Species)	<ul style="list-style-type: none"> • SITES Case 2 requires protecting all threatened or endangered species from damage/removal as well as conducting construction activities and maintenance during seasons when the animal species are not present, which goes beyond LEED requirements. • LEED precludes the development of buildings/hardscape on site areas identified as habitat for threatened or endangered species.
Water P3.2/C3.4: Reduce Outdoor Water Use Option 1 Reduce Outdoor Water Use or Option 2 Significantly Reduce Outdoor Water Use		WEc1: Water Efficient Landscaping Option 1: Reduce by 50%	

<p>Water C3.4: Reduce Outdoor Water Use Option 2 Significantly Reduce Outdoor Water Use*</p> <p><i>*ONLY if 50% total irrigation water use reduction is documented (before applying non-potable water) along with 100% non-potable water use</i></p>		<p>WEc1: Water Efficient Landscaping Option 2: No Potable Water Use</p>	<ul style="list-style-type: none"> SITES projects can earn the credit solely from non-potable water sources, while LEED requires reducing total irrigation water use by 50% before applying non-potable water sources. SITES projects may only earn LEED WEc1 Option 2 if 50% total irrigation water use reduction is demonstrated along with 100% non-potable water use. Submittal requirements: verify that 50% of total irrigation reduction is documented (before non-potable water) along with 100% non-potable water use.
<p>Water C3.4: Reduce Outdoor Water Use Option 3 Eliminate Outdoor Water Use</p>		<p>WEc1: Water Efficient Landscaping Option 2: No Irrigation</p>	<ul style="list-style-type: none"> SITES includes additional requirements for created water features that LEED does not address.
<p>Human Health + Well Being C6.8: Reduce Light Pollution</p>		<p>SSc8: Light Pollution Reduction</p>	<ul style="list-style-type: none"> SITES requirements are almost identical to LEED v4 SSc Light Pollution Reduction, which is an approved substitution for LEED 2009 projects.
<p>Construction P7.2: Control and Retain Construction Pollutants</p>		<p>SSp1: Construction Activity Pollution Prevention</p>	<ul style="list-style-type: none"> SITES requires the most current version of the Construction General Permit (CGP), whereas LEED 2009 requires the 2003 CGP.
<p>Education C9.2: Develop and Communicate a Case Study</p>		<p>IDc1: Green Education</p>	<ul style="list-style-type: none"> The SITES case study may contribute to earning the “manual, guideline or case study” component of the LEED Green Education ID credit. The SITES credit requires that the study be shared with the public in at least two locations.

INNOVATION

The following SITES v2 credits are eligible for Innovation in Design credit (IDc1) in LEED BD+C v2009 projects, including LEED projects that are not also pursuing SITES:

- Pre-design Assessment and Planning C2.4: Engage Users and Stakeholders
- Water C3.5: Design Functional Stormwater Features as Amenities
- Soil + Vegetation C4.8: Optimize Biomass
- Soil + Vegetation C4.11: Reduce the Risk of Catastrophic Wildfire
- Human Health + Well Being C6.1: Protect and Maintain Cultural and Historic Places

- Human Health + Well Being C6.3: Promote Equitable Site Use
- Human Health + Well Being C6.4: Support Mental Restoration (Not available to Healthcare projects)
- Human Health + Well Being C6.5: Support Physical Activity
- Human Health + Well Being C6.6: Support Social Connection
- Human Health + Well Being C6.11: Support Local Economy
- Construction C7.4: Restore Soils Disturbed by Previous Development
- Operations + Maintenance P8.1: Plan for Sustainable Site Maintenance
- Education C9.3: Plan to Monitor and Report Site Performance

SITES v2 AND LEED v4 BD+C





FULL SUBSTITUTION

If you earn the LEED BD+C v4 or SITES v2 credit listed below, you will automatically earn the corresponding credit or component. You will only need to document the credit once, either in the SITES project or the LEED projects.

SITES v2 CREDIT		LEED BD+C v4 CREDIT	IMPORTANT CONSIDERATIONS
Context C1.5: Redevelop Degraded SITES (only Case 1)	↔	LTc Sensitive Land Protection (only Option 1)	
Context C1.5: Redevelop Degraded Sites (Case 2 only)	↔	LTc High Priority Site (Option 3 only)	
Pre-design C2.4: Engage Users and Stakeholders	↔	IN: Community Outreach and Involvement	
Water P3.2: Reduce Water Use for Landscape Irrigation (only Design the Landscape for no Permanent Irrigation)	↔	WEp Outdoor Water Use Reduction (Option 1: No irrigation required)	<ul style="list-style-type: none"> • Note, plant establishment periods vary slightly between LEED and SITES. For LEED, this period is generalized as two years from installation. SITES specifies a maximum of three years for trees, two years for shrubs, and one year for herbaceous cover. • Athletic fields are exempt in SITES in P3.2, but not in the related credit, C3.4. For LEED, projects can choose to include or exclude athletic fields at their discretion.
Soil + Vegetation C4.9: Reduce Urban Heat Island Effects	↔	SSc Heat Island Reduction	<ul style="list-style-type: none"> • Not applicable for projects with a vegetated roof.
Construction P7.2: Control and Retain Construction Pollutants	↔	SSp Construction Activity Pollution Prevention	

LEED EARNS SITES






If you earn the LEED BD+C v4 credit listed below, you will automatically earn the corresponding SITES v2 credit or component. You will only need to document the credit once in the LEED project.

SITES v2 CREDIT		LEED BD+C v4 CREDIT	IMPORTANT CONSIDERATIONS
Site Context P1.1: Limit Development on Farmland (only Case 1: Sites Without Farmland Soils)		LTc Sensitive Land Protection	<ul style="list-style-type: none"> LEED Option 1 requires locating the development on land that has been previously developed, which is exempt from the SITES requirements, and thus will meet the SITES Case 1 requirements. LEED Option 2 precludes locating the development on land that has prime farmland, and will meet the SITES Case 1 requirements. SITES requirements apply to areas of the site that contain healthy soils or areas that have not been previously developed. SITES Case 2 allows minimal (5%) development on farmland and if projects meet certain criteria, Case 3 allows mitigation by purchasing agricultural conservation easements, which is not currently allowed by LEED.
Site Context P1.2: Protect Floodplain Functions (Case 1 only)		LTc Sensitive Land Protection	<ul style="list-style-type: none"> LEED Option 2 precludes locating the development on land within a flood hazard area, which will meet the SITES Case 1 requirements. SITES Case 1 requires the site to contain no land within the 100-year floodplain.
Site Context C1.6: Locate Projects Within Existing Developed Areas		LTc Surrounding Density and Diverse Uses (Option 2 only - 7 services minimum)	<ul style="list-style-type: none"> LEED Option 2 requires pedestrian access to 4-8 basic services within ½ mile of a functional building entrance. SITES requires pedestrian access to 7 basic services within ½ mile of a site entrance.
Water C3.3: Manage Precipitation On Site, and Water C3.3: Manage Precipitation Beyond Baseline		SSc Rainwater Management	<ul style="list-style-type: none"> LEED Option 1 requires runoff from the entire site area to be managed on-site for the 95th or 98th percentile rainfall events, or 85th percentile for zero lot line projects, which will meet SITE requirements.

Materials C5.7: Support Responsible Extraction of Raw Materials (Option 3 only)		MR Building Product Disclosure and Optimization - Sourcing of Raw Materials (Option 2 only)	
Materials C5.8: Support Transparency and Safer Chemistry (Option 2 only)		MR Building Product Disclosure and Optimization - Material Ingredients (Option 1 only)	
Materials C5.9: Support Sustainability in Materials (Option 2 and Option 3 only)		MR Building Product Disclosure and Optimization - Environmental Product Declarations (Option 2 only)	
Human Health + Well Being C6.1: Protect and Maintain Cultural and Historic Places (Option 1 only)		MRC Building Life-cycle Impact Reduction (Option 1 only)	<ul style="list-style-type: none"> • LEED includes additional requirements that no historic buildings, portions thereof, or cultural landscapes have been demolished as part of the project. • Submittal requirements: projects must demonstrate that no historic buildings, portions thereof, or cultural landscapes have been demolished as part of the project.
Human Health + Well Being C6.7: Provide On-site Food Production (Option 1: Food Production only)		IN Local Food production	<ul style="list-style-type: none"> • LEED BD+C requires 5% area (min 250 sf), specifics for roof area and FTE, minimum 3 different crops, maximum area of herbs, IPM plan and log, permanent infrastructure, minimum 3 year commitment, and special Schools requirements. • SITES requires 10% area (no min) and alignment with site assessment and maintenance plan.
Human Health + Well Being C6.9: Encourage Fuel Efficient and Multimodal Transportation		LTC Reduced Parking Capacity	<ul style="list-style-type: none"> • Thresholds differ (LEED 5% preferred parking, SITES 3%). • LEED projects with parking will earn 2 of 3 required options for SITES C6.9.
Human Health + Well Being C6.9: Encourage Fuel Efficient and Multimodal Transportation		LTC Green Vehicles	<ul style="list-style-type: none"> • Thresholds differ (LEED 5% preferred parking, SITES 3%). • LEED Option 1 (electric vehicle charging) will earn 2 of 3 required options for SITES C6.9).
Construction C7.5: Divert Construction and Demolition Materials from Disposal		MRC Construction and Demolition Waste Management (only Option 1)	<ul style="list-style-type: none"> • LEED calculations are based on all construction & demolition waste, excluding land clearing debris and hazardous materials. • SITES calculations are based on structural materials and road and infrastructure SITES address land-clearing material in C7.6.

SITES EARNS LEED

If you earn the SITES v2 credit listed below, you will automatically earn the corresponding LEED BD+C v4 credit or component. You will only need to document the credit once in the SITES project.

SITES v2 CREDIT		LEED BD+C v4 CREDIT	IMPORTANT CONSIDERATIONS
Context P1.3: Conserve Aquatic Ecosystems (only Case 1 and Case 2)		LTc Sensitive Land Protection (only Wetlands and Water Bodies)	<ul style="list-style-type: none"> SITES Case 1 would automatically satisfy LEED requirements for wetlands and water bodies; SITES Case 2 has more stringent aquatic ecosystems buffer distances than LEED.
Water P3.2 / C3.4: Reduce Outdoor Water Use (Option 1 Reduce Outdoor Water Use)* <i>*ONLY if 30% total irrigation water use reduction is documented (before applying non-potable water)</i>		WEc Outdoor Water Use Reduction Option 2: Reduce Irrigation (50%)	<ul style="list-style-type: none"> Only applicable if 30% total irrigation water use reduction is documented (before applying non-potable water) to reach the 50% threshold. Submittal requirements: verify the 30% reduction in total irrigation water use before applying non-potable water.
Water C3.4: Reduce Outdoor Water Use (Option 2)* <i>*ONLY if 30% total irrigation water use reduction is documented (before applying non-potable water)</i>		WEc Outdoor Water Use Reduction Option 2: Reduce Irrigation (100%)	<ul style="list-style-type: none"> Only applicable if 30% total irrigation water use reduction is documented (before applying non-potable water) along with 100% non-potable water use.
Water C3.4: Reduce Outdoor Water use (Option 3 Eliminate Outdoor Water Use)		WEc Outdoor Water Use Reduction (Option 1: No Irrigation required)	<ul style="list-style-type: none"> SITES includes additional requirements for created water features that LEED does not address.
Education C9.2: Develop and Communicate a Case Study		IDc1: Green Education	<ul style="list-style-type: none"> The SITES case study may contribute to earning one of the “manual, guideline or case study” component of the LEED Green Education IN credit. The SITES credit requires that the study be shared with the public in at least two locations.

INNOVATION

The following SITES v2 credits are eligible for Innovation in Design credit (INc) in LEED BD+C v4, including LEED projects that are not also pursuing SITES:

- Water C3.5: Design Functional Stormwater Features as Amenities
- Soil + Vegetation C4.8: Optimize Biomass
- Soil + Vegetation C4.11: Reduce the Risk of Catastrophic Wildfire
- Materials C5.10: Support Sustainability in Plant Production (Options 2 and 3 only)
- Human Health + Well Being C6.3: Promote Equitable Site Use
- Human Health + Well Being C6.4: Support Mental Restoration (Not available for Healthcare projects)
- Human Health + Well Being C6.11: Support Local Economy
- Operations + Maintenance P8.1: Plan for Sustainable Site Maintenance
- Education C9.3: Plan to Monitor and Report Site Performance

DOCUMENTATION STRATEGIES

While not every LEED and SITES credit has an equivalency, many project documents can be used for both rating systems in order to streamline applications, assist in consistency, and reduce the burden on project teams. Examples include:

- Site plan(s) showing:
 - Project boundary
 - Vegetation and hardscape areas
 - Greenfield and previously disturbed areas
 - Rainwater management facilities
 - Building footprints
 - Undisturbed and disturbed soils
 - Lighting locations
 - Irrigation
 - Any other unique or relevant site conditions
 - Non-smoking signage and non-smoking areas
- Roof plan if your project contains a roof
 - Vegetated and non-vegetated roof area
- Plant list with species names, quantities, and locations (either in the list or on the site plan)
- Site assessment (content depends on credits pursued):
 - Proximity to transportation, sources of pollution, neighborhood services, etc
 - Viewsheds and corridors

- Site contamination
- Existing vegetation (e.g., native plants, native plant communities, invasives) and soil (indicating of level of disturbance)
- Topography and hydrologic conditions
- Other environmentally- (e.g., habitat) or culturally-significant features (e.g., special status vegetation, cultural landscape) existing hardscape and structures that may be reused or recycled