



DEPARTMENT OF ENVIRONMENTAL SERVICES
Office of Sustainability and Environmental Management
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MEMORANDUM

TO: Public

FROM: Jessica Abrialind DES/OSEM

DATE: January 8, 2019

SUBJECT: Green Building Incentive Policy Administrative Interpretation – Rating System
Selection for Multifamily

Appropriate Rating System Selection

All multifamily building developments requesting bonus density in exchange for LEED certification shall use the LEED rating system as described below and [recommended by the USGBC](#). These rating systems are tailored to the multifamily building type and incorporate energy and indoor air quality best practices specific to multifamily development.

- 1-3 stories – LEED for HOMES
- 4 stories and above – LEED Multifamily Midrise

Earthcraft Multifamily Option

In addition, staff has determined that Earthcraft Multifamily Gold level or higher certification is equivalent to LEED Gold Multifamily Midrise certification and may be used in exchange for bonus density for any multifamily development. Under the current Green Building Incentive Policy, Viridian's Earthcraft Multifamily Certification may only be used for affordable housing developments receiving VHDA funding. Therefore, if a market rate development elects to use the Earthcraft Multifamily rating system, then a discussion of this diversion from the current policy must be outlined in the Board Report for the site plan.

Large Multifamily Exception

Multifamily buildings above 20 stories may use the LEED BD+C rating system.

LEED AP Exception

A LEED AP is not required to be included in the project team for LEED Multifamily Midrise or Earthcraft Virginia Certification. However, a LEED Green Rater or Earthcraft Technical Advisor must be included as a member of the project team.

For more information please contact the Office of Sustainability and Environmental Management at energy@arlingtonva.us.

Cc: Joan Kelsch (OSEM)
CPHD