

23 simple tips that can earn up to 71 points on any LEED for Homes project.

- 1.) **Build a smaller home/call everything a bedroom**
Keeping your house below 1900 SF with three bedrooms lowers the total amount of points needed. If your home is larger than this, classify numerous rooms as bedrooms. The more bedrooms a house has, the more you can offset the point penalty for having a larger house.
- 2.) **Report & monitor utility bills**
Sign up with the USGBC Building Performance Partnership through MyEnergy.org and report your utility bills to MyEnergy who will give rewards to homeowners for reducing.
- 3.) **Build near transits, stores, schools, etc**
Up to ten points can be given for location credits, so consider building your house on previously developed land, near open spaces or pre-existing water and sewer.
- 4.) **Use less wood**
Using energy efficient framing costs less and could gain you up to 3 points.
- 5.) **Build a duplex**
Building on a 1/7 acre or smaller will get you two points, and having 20 units or more per acre will get you 4 points.
- 6.) **Model your building**
Have your rater do an energy model early in the project and experiment with different options to see what will be most efficient and gain you the most points.
- 7.) **Leave of the fireplace**
It'll get you 2 points.
- 8.) **Put the garage in back**
A detached garage will get you three points, and a breezeway can be added to provide shelter when walking to and from the garage. No garage is also a good idea and worth 3 points.
- 9.) **Get LEED AP Homes certified**
It'll get you one point.
- 10.) **Use your Green Rater**
Have your rater independently verify your durability management checklist and get 3 points.
- 11.) **Don't Poison Bugs**
Build the house so pesticides won't be needed and earn up to 2 points.
- 12.) **Be stingy with outside water use**
Up to 3 points can be earned if you use energy efficient measures when installing irrigation.
- 13.) **Be stingy with inside water use**
Up to 6 points can be earned by installing one efficient showerhead per shower stall, and using high efficiency toilets.
- 14.) **Insulate hot water pipes**
An easy way to get one point.
- 15.) **Use green products and materials**
Use certified products like low-VOC paint and do not install carpet in the project can earn you up to 8 points.
- 16.) **Recycle**
Hire a company in the area that recycles construction materials for up to 3 points.
- 17.) **Install automatic bath fans**
Earn one point for installing bath fans that include a timer, motion sensor or an automatic on/off switch.
- 18.) **Upgrade HVAC filters**
Upgrade to a MERV 10 or 13 from the mandatory 8 and get up to two points with barely any extra cost.
- 19.) **Take off your shoes**
Building shelves or benches for shoes in the entryway will get you one point.
- 20.) **Make vacuuming easy**
Get a point for simply installing a central vacuuming system.
- 21.) **Air out the house**
One point can be earned just by airing out the house 48 hours before occupancy.
- 22.) **Vent the soil gasses**
Install a soil vent system for one point.
- 23.) **Brag about your green-ness**
A point can be earned simply by doing three of these four things: put up a LEED for Homes sign, hold at least four open houses, get an article published or place a few pages about LEED on your website.