

# Green Building Update

an Allen Matkins  
market intelligence  
publication

**Allen Matkins**  
attorneys at law

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## **California proposes a global-warming fee on businesses** -

*San Jose Mercury News - Feb 9*

In the first such program in California, and perhaps the United States, air pollution regulators are proposing to charge an annual fee to thousands of businesses based on the amount of greenhouse gases they emit. The fee - 4.2 cents per metric ton of carbon dioxide - would affect everything from oil refineries to power plants, and landfills, factories and small businesses like restaurants and bakeries. The air district's board will begin discussing the rule as early as late February and could take a final vote by May.

### **Green Building Focus**

#### **A guide to Green Building Leases**

Do your office tenants share your commitment to creating highly productive and environmentally friendly workspaces? [The Green Lease Guide](#) outlines design and construction guidelines, office equipment selection tips, lighting and HVAC management, recycling, low potable water use and further innovations to help tenants and owners appreciate the benefits from collaborating on the latest energy-savings technologies. The guide is the result of a partnership between the Department of Environment & Conservation, the City of Melbourne, the City of Sydney, the Institute for Sustainable Futures at UTS and Investa.

## **Pasadena raises standard for 'green' buildings**

*Pasadena Star - Feb 8*

Two years after Pasadena became one of the first in the country to pass a "green" buildings ordinance, the required environmental standards have been increased for new municipal and large private buildings. The city's LEED building requirements have been increased from certified to "Silver," said Ursula Schmidt, an environmental analyst in the city's planning and development department. Under the new rules, renovations of municipal buildings of 15,000 square feet must meet the LEED silver-level standard, including conserving water by installing fixtures that reduce use by 20 percent over standard buildings. According to city statistics, nearly 250,000 square feet of commercial and institutional space in Pasadena has already been certified as sustainable.

## **USGBC commits additional \$1 Million to fund green building research**

*Cleanlink News - Feb 8*

The U.S. Green Building Council has doubled its funding commitment for green building research grants to be awarded in 2008 to a grand total of \$2 million. The Green Building Research Fund was created to spur research that will advance sustainable building practices and encourage market transformation. The goal of the research is to result in knowledge, policies, technologies and tools that will have an immediate and positive impact on sustainable building development, design, construction and operation.

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### **About Allen Matkins**

Allen Matkins Leck Gamble Mallory & Natsis LLP, founded in 1977, is a California law firm with over 230 attorneys practicing out of seven offices in California. The firm's broad based areas of focus include construction, corporate, real estate, project finance, business litigation, taxation, land use, environmental, bankruptcy and creditors' rights, and employment and labor law.

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## **Green building programs more about bias than science, expert argues**

*Reed Business Information - Feb 1*

A University of Minnesota professor is challenging LEED, arguing that personal bias has more to do with green-building standards than science. James L. Bowyer, emeritus professor of bioproducts and biosystems engineering, contends that in many cases, the prescriptive standards of those programs are leading people away from green rather than toward it. One of Bowyer's criticisms is that major programs have been slow to move toward adoption of life-cycle assessment/life-cycle inventory (LCA), his area of study. The U.S. Green Building Council has announced it wants to incorporate LCA throughout its LEED programs, but Bowyer notes "the USGBC has a history of implementing change at glacial speed...and NAHB isn't faring any better at incorporating LCA into its green building program. It simply says you can use LCA if you want to, and you get a point for doing it," he says. "But there's no real provision that LCA be used.

*Related News:*

[University questions LEED rankings](#)

## **Experts proposing changes to LEED system**

*YourHub Denver - Feb 7*

The Rocky Mountain Masonry Institute, a nonprofit trade association of more than 120 companies throughout Colorado, Wyoming, Montana and Idaho, will be hosting a panel discussion on proposed changes to LEED. The panel will include six individuals who have been instrumental in drafting the West Region Council's proposed changes to LEED, and will be moderated by Shahnaz Jaffari, who chaired the Regional LEED Credit Task Force for Colorado. The West Region is one of eight regions which submitted proposed changes to the national LEED Steering Committee that developed the LEED Rating System.

## **Green taxi ordinance on its way to full board in San Francisco**

*San Francisco Examiner - Feb 5*

San Francisco's 1500 taxicabs could be running greener if a "Clean Taxi Ordinance" is approved by the city. The ordinance would increase the gate fee (the charge drivers must pay cab companies per 10-hour shift) and an additional charge if the cab is a green cab. The increased gate fee is more than offset by the estimated savings in gas costs to the driver; further the ordinance would require taxicab companies to reduce the carbon emissions from cab fleets by 20 percent from 1990 levels by 2012.

## **Book suggests it can be easy being green**

*Pittsburgh Post Gazette - Feb 10*

"We are at the beginning of a revolution that is changing the places where we live and work, the products we manufacture and purchase, and the development plans of cities, regional governments and nations around the globe." If this quote makes you curious about the amazing technological advances that are happening right now, "*The Clean Tech Revolution: The Next Big Growth and Investment Opportunity*" by Ron Pernick and Clint Wilder presents a clear, intelligently written roadmap to this new frontier.

## **Green Real Estate Listings**

*Sarah Nagy - Feb 7*

For quite some time now, everyone's been wondering if "green building" techniques will pay on the real estate market. These days, with the housing market in submarine status, the notion that some sort of green designation might help move empty houses is particularly attractive. For quite some time now, everyone's been wondering if "green building" techniques will pay on the real estate market. These days, with the housing market in submarine status, the notion that some sort of green designation might help move empty houses is particularly attractive.

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### **Notable green building projects...**

[Jean Nouvel designs a hybrid luxury condo tower for the Los Angeles skyline](#)

French architect Jean Nouvel has proposed a \$400-million, 45-story luxury condo tower at 10000 Santa Monica Blvd. The architect's condo plan calls for gardens and energy conservation in a slim, livable package. Nouvel's client, SunCal Cos., says it is aiming for mid-level certification from the U.S. Green Building Council's LEED program.

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