

[Read this online](#)

Green Building Update

an Allen Matkins
market intelligence
publication

Allen Matkins
attorneys at law

January 29, 2010

Carbon offsets under fire

earth2tech - Jan 28

The [February edition of Harper's](#) published a scathing report on the carbon offset industry. In theory, the creation of credits from carbon offsets incentivizes investment in carbon-reducing projects and transfers green technology to poorer countries. However, if a reliable system cannot be established to verify carbon offsets, then the idea fails. Harper's claims that the offset system is fraught with pitfalls, from inflated emission reduction claims, to inept third-party rating firms. The industry to generate and verify carbon offsets has [exploded](#) in recent years under the Kyoto treaty. To help meet a companies' emission-reduction targets, Kyoto allows [companies to purchase credits](#) created from carbon offset projects. More than 300 million credits, each representing one metric ton of carbon dioxide, are now traded on commodities markets. Up to 2 billion in new credits could be created from carbon offset projects if the U.S. passes the cap-and-trade program pending in the Senate.

Related:

[Graham backpeddling on cap and trade?](#) -- Jan. 27 (Huffington Post)

[Exelon clings to cap-and-trade plan](#) -- Jan 25 (Chicago Tribune)

Green Building Focus

Green Building Survey

Allen Matkins - Jan 21

PLEASE TAKE OUR GREEN BUILDING SURVEY!

THE 4th ANNUAL
Allen Matkins/CTG/Green Building Insider
Green Building Survey
TAKE THE SURVEY NOW
The survey takes 5 to 10 minutes to complete.
Results will be presented in the [Green Building Insider](#) newsletter and in the [Green Building Update](#).
Allen Matkins | CTG
www.greenbuildinginsider.com

Book: city green building policies

Dexigner - Jan 25

"[Building an Emerald City](#)" tells how Seattle, WA became a leader in green and sustainable construction, provides a guide for those hoping to bring similar changes to their city, lists "best practices" from municipalities across the nation, and features additional tips from "guest authors".

Book: green office building retrofits

Subscribe

Have a suggestion?
[Tell us what you think](#)

[Bryan C. Jackson](#)
Editor

[Michael Kostecka](#)
Associate Editor

Connect with
Allen Matkins on:

 [LinkedIn](#)

 [Facebook](#)



Allen Matkins
#1 Real Estate Law Firm
in California
2002-2009

Allen Matkins is a full-service law firm with over 230 attorneys practicing in seven offices throughout California. Some of the areas of focus at Allen Matkins include green and sustainable construction, construction, corporate, real estate, project finance, business litigation, taxation, land use, environmental, bankruptcy, creditors' rights, intellectual property and employment and labor law. [More...](#)

Sponsors

NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
INLAND EMPIRE CHAPTER

Greener Buildings - Jan 20

"[Retrofitting Office Buildings to be Green and Energy-Efficient](#)," discusses six key ideas: (1) retrofits are occurring across the world, (2) retrofits can be cost-effective; (3) retrofits with the best paybacks are often the simplest; (4) retrofits with fascinating technological advances are being introduced; (5) retrofits often use passive heating and cooling systems; and (6) retrofits can create net-zero energy buildings.

Facebook's \$188M low PUE data center

Examiner.com - Jan 22

Facebook is building its first custom LEED data center -- a 147,000-square-foot \$188M project in Prineville, Oregon. Facebook plans to achieve a very low Power Usage Effectiveness Rating (PUE) by using an economizer that utilizes outside air cooling 70 to 80% of the time. When outside "free cooling" is not used, the project utilizes an evaporative cooling system.

Also, server heat will be used to keep offices warm during the colder months. Finally, Facebook will use a proprietary UPS (uninterruptible power supply) technology that reduces electricity usage up to 12%.

Green building trends for 2010

Earth Advantage - Jan 19

The Earth Advantage Institute reported that design professionals should watch for the following green trends in 2010: (1) homes connected to the smart grid, (2) energy labeling for homes and buildings; (3) BIM software advances, (4) financial community buy-in to green building; (5) "rightsizing" of homes; (6) eco-districts; (7) water conservation; (8) carbon calculations; (9) net zero buildings; and (10) sustainable building education.

Report: UK's CO2 reduction goals require major commitments

Green Building Press - Jan 21

A new [report by the Royal Academy of Engineering](#) finds that the UK will not achieve its 80% carbon reduction goal by 2050 unless it urgently addresses carbon emissions from the built environment. Buildings currently account for 45% of carbon emissions. It is estimated that 80% of the buildings that will be occupied in 2050 are already built. Therefore, strong government policy and a reconstruction commitment is desperately needed.

USGBC and Habitat helping rebuild Haiti

USA Today - Jan 21

The USGBC plans to work with other private groups, including the Habitat for Humanity, to help rebuild Haiti. The groups started by raising money and, in Habitat's case, clearing debris and handing out shelter kits. USGBC is soliciting donations through the Clinton Foundation's Haiti Relief Fund.

Notable Green Building Projects

[Oakland's 1111 Broadway earns LEED gold](#)

San Francisco Business Times - Jan 18

Shorenstein Properties earned LEED Gold for its Oakland building at 1111 Broadway and LEED certification for its nearby building at 555 12th Street. Both buildings were retrofitted to meet USGBC's criteria and are two of three buildings in Shorenstein's portfolio that have earned LEED certification. Only a handful of Oakland's major office buildings are LEED certified.

[National Grid office earns LEED platinum](#)

Boston Globe - Jan 14

National Grid's corporate center in Waltham has earned LEED Platinum with lighting that uses 40% less electricity and high-efficiency heating and



Enhancing value for
commercial real estate



Orange County



Bringing industry professionals
together to build networks,
teams and project successes.



**[Association of
Environmental
Professionals](#)**

A non-profit organization of
professionals working to
improve our skills as
environmental practitioners
and natural resource
managers.



INLAND EMPIRE

cooling systems.

[IBM and Syracuse University open green data center](#)

Energy Boom - Jan 22

IBM and Syracuse University opened a new Green Data Center that uses 50% less energy than a typical data center. The \$12.4 million, 12,000-square-foot facility uses an innovative on-site power generation system for electricity, heating and cooling and incorporates IBM's latest energy-efficient servers, computer-cooling technology and system management software. The facility features an on-site electrical tri-generation system that uses natural gas-fueled microturbines.

[Volkswagen earns LEED Silver](#)

The Chattanooga - Jan 20

Volkswagen Group of America earned LEED Silver level certification for its Herndon, Va. office building. which features compact florescent bulbs at each desk, green cleaning, comprehensive recycling programs, motion-sensor lights, and a complete turn off of all electronics at the end of the day.

[First multifamily buildings to earn NGBS certification](#)

NAHB - Jan 18

Two condominium buildings become the first recipients of a green multifamily certification under the National Green Building Standard (NGBS). The bronze-level certification was awarded to the project located in the Park Run community at McKay's Mill in Franklin, Tenn.

© 2008-10 Allen Matkins Leck Gamble Mallory & Natsis LLP. All rights reserved.
This email is intended for general information purposes only and should not be construed as legal advice or legal opinions on any specific facts or circumstances. This email was sent by: Allen Matkins Leck Gamble Mallory & Natsis LLP, 515 S. Figueroa Street, 7th Floor, Los Angeles, California 90071. To stop receiving this publication, just reply and enter "unsubscribe" in the subject line.