

Green Building Update

an Allen Matkins
market intelligence
publication

Allen Matkins
attorneys at law

February 20, 2008

[Los Angeles to toughen green building standards](#)

The Associated Press - Feb 16

Los Angeles is poised to adopt one of the toughest green building laws in the nation. Two city council committees recently voted to require that all major commercial and residential developments cut projected energy and water use. Under the ordinance, privately built projects over 50,000 square feet must meet a sustainability standard by adopting a checklist of green practices. The list includes such items as low-flow toilets, paints with low emissions, use of recycled materials, efficient irrigation, solar panels and use of natural light.

Green Building Focus

[RREEF Research: The Greening of U.S. Investment Real Estate – Market Fundamentals, Prospects and Opportunities](#)

With global warming suddenly emerging as a mainstream policy concern, businesses are finding that “sustainability” is rapidly transforming from a fringe “feel-good” issue into an exigent agenda item requiring focused, top-level action. The past year has seen companies across a wide range of industries virtually race to adopt and implement environmental policies, as market forces compelling action outpace regulatory requirements. RREEF is the alternative investment management division of Deutsche Asset Management, a member of the Deutsche Bank Group.

[Investors pledge \\$10 billion for renewable energy](#)

Environmental News Network - Feb 16

U.S. institutional investors pledged at a U.N. summit to invest \$10 billion over two years in technologies that aim to reduce greenhouse gas emissions and to pressure companies to disclose their risks associated with climate change. The investors also agreed to pressure companies to disclose climate change-associated risks and to incorporate green building standards into their investments. The 2008 investor summit on climate risk, organized by the United Nations and an NGO called Ceres, brought together institutional investors to discuss the risks and economic opportunities associated with climate change.

[San Francisco's federal building too green for LEED](#)

CurbedWire - Feb 12

The San Francisco federal building does not currently qualify for even base LEED accreditation. Architect Thom Mayne, who designed the building, said in a recent interview "I just assumed we had the platinum rating. All of a sudden we went through LEED and it wasn't working." Described as ahead of its time, the systems used for environmental control in the federal building are said to be so innovative that they have yet to be considered so by the Green Building Council, who claims that LEED is a work-in-progress, and have consented to take the next few months to reevaluate the federal building.

Subscribe

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. [More...](#)



Allen Matkins
#1 Real Estate Law
Firm in California
Chambers and
Partners
2002 - 2007

USGBC and designers team up for new 'Regreen' program

U.S. Green Building Council - Feb 14

The American Society of Interior Designers (ASID) and the U.S. Green Building Council said they will launch Regreen, a series of guidelines for 'green' residential remodeling, in March 2008. Designed for use by residential designers, construction professionals and homeowners, Regreen includes best practices, learning programs and print and electronic resources. Michael Alin, executive director of the ASID, called these guidelines "a first for the industry" and added "we are developing curriculum for learning programs and designing a comprehensive and user-friendly website to assist in green residential remodeling".

Green building programs bloom across the US

Statesman Journal - Feb 12

The American Institute of Architects says an increasing number of municipalities are offering incentives to go green. And, according to the U.S. Green Building Council, more organizations such as architects and nonprofits are joining its group. A study by the National Association of Home Builders and McGraw-Hill Construction showed 2 percent of the commercial and residential construction market was green in 2006. The study projected that in 2010 the number of green buildings could encompass up to 10 percent of the market. From 2003 to November 2007, the number of cities in the U.S. with green building programs in place rose from 22 to 92 out of 661 communities studied, an increase of 418 percent, according to a study by the American Institute of Architects.

BofA forming environmental group

World Business Council for Sustainable Development - Feb 13

[Bank of America](#) will form an environmental banking group to explore financing opportunities for renewable energy and resource conservation. CEO Kenneth Lewis unveiled the development during a speech to the North Carolina Emerging Issues Forum. He also called for Congress to set federal carbon standards and create a cap-and-trade framework to allow large polluters to trade carbon credits with smaller polluters. Last spring, the company committed \$20 billion to help its business customers take advantage of opportunities presented by an emerging green economy.

Wall Street banks release green guidelines for investors

Fair Home.com - Feb 12

Three of the top Wall Street banks - Citi, JPMorgan Chase, and Morgan Stanley - released guidelines for those who lend money to power companies in the United States. The guidelines, called 'The Carbon Principles', advise lenders to encourage power companies to invest in energy efficiency, renewables, low-carbon technologies, and push for changes in the regulation and legislation barriers to such investments. Power companies involved in the discussions have welcomed the guidelines. Environmental groups are more skeptical about their potential impact, however. The Rainforest Action Network (RAN) has said that the guidelines are an important step, but are severely limited by their lack of binding commitments.

The father of LEED takes on China and India

Plenty Magazine - Feb 5

Robert Watson is often hailed as the father of [LEED](#). As a founding member of the US Green Building Council in the early 1990s, Watson helped devise the now-popular rating system. He is now determined to turn LEED into a worldwide benchmark. These days Watson is busy bringing his green-building experience to China and India with his recently-founded enterprise, [EcoTech International](#), a consultancy that provides green technology and project development expertise. He believes that market push, combined with government mandates, will spur sustainable development.

Green building elevates expectations

GreenBiz - Feb 12

2007 may go down as the year that green buildings became cornerstone of a global strategies to address global warming, according to a recently published paper from Greenbiz.com on the state of green business. The report summarizes sectors into swimming, treading water or sinking in efforts to address green and environmental issues. The report is available for download at the following website: www.stateofgreenbusiness.com/.

International conference told that 'green building is at a tipping point'

Fair Home.com - Feb 15

The International Builders Show, a major building conference currently being held in Florida, has emphasized the growing demand for environmentally friendly building projects. Key speakers at the event are set to highlight the rapid expansion of the green construction sector. Calli Schmidt, of the U.S. National Association of Home Builders (NAHB), revealed that the organization will be publishing national standards for green construction projects. Bob Jones, vice president of NAHB, told delegates at the conference that "Green building is at a tipping point". He added that the green construction market is currently experiencing a thirty-fold growth, rising from being worth \$2 billion in 2005 to \$60 billion by 2010.

Notable green building projects...

[Pacific Gas and Electric Co. in San Francisco awarded LEED gold status](#)

Pacific Gas and Electric Co. was awarded a gold-level LEED certification for its headquarters at 245 Market St. in San Francisco. PG&E's headquarters, which is listed on the National Register of Historic Places, is one of just six LEED gold buildings in California and one of two in San Francisco.

[First LEED certified museum in the state of New York](#)

The Wild Center/Natural History Museum of the Adirondacks, a new museum complex in Tupper Lake, N.Y., has earned distinction as the first USGBC LEED-certified museum in the state of New York. Through a series of integrated sustainable strategies that are expected to save between 20% and 30% of its normal operating costs, the center earned a LEED certification with a Silver distinction.

[Solano County detention facility in San Francisco Bay Area to be adorned](#)

[with solar panels](#)

Honeywell announced that Solano County in the San Francisco Bay Area has awarded the company a solar project that is expected to save the county more than \$1 million in energy costs over the next 20 years. Under the agreement, Honeywell will install a 746-kilowatt solar array near the Claybank Adult Detention Facility and sell the electricity produced by the panels to the county for use in the detention facility.

[Recycling the Dulski building in Buffalo NY](#)

The \$68 million reconstruction of the former Thaddeus J. Dulski Federal office building in downtown Buffalo, New York will not only yield a new privately owned hotel/office/residential complex, but also more than 7,200 tons of recycled materials. The 15-story tower is being dismantled piece by piece, leaving only its steel skeleton and is aiming for a LEED platinum certification.

© 2008 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.