

# Green Building Update

an Allen Matkins  
market intelligence  
publication

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attorneys at law

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## **Performance Problems after LEED certification**

*Clean Technology Insight - Nov 2*

The problem -- once a building is LEED certified, there is no ongoing confirmation that the building is performing as designed. Following a series of meetings, the USGBC plans to implement ideas to help buildings save as much energy and water as designed. Earlier in 2009, the USGBC started to require ongoing performance data from LEED buildings to help benchmark performance goals.

### **Green Building Focus**

#### **Report: Green building up 40% despite economy**

*Greener Buildings - Nov 5*

The green building market surged in 2009 despite a downturn in the economy that decimated other segments of the construction industry. According to the [2009 Green Building Market & Impact Report](#) published by GreenerBuildings.com, LEED registered or certified square footage grew by over 40% in 2009 compared to 2008 totals, for a cumulative total of over 7 billion square feet worldwide since LEED was launched in 2000. The report can be downloaded for free at [www.GreenerBuildings.com](http://www.GreenerBuildings.com).

#### **Website: public policies and best practices**

*Pasadena Star News - Nov 6*

To assist other jurisdictions, Green Cities California [web site](#), hosts sustainable policies and best practices for immediate download or modification. Best Practices are organized under the categories of the [United Nations Urban Environmental Accords](#). Jurisdictions listed are [Berkeley](#), [Los Angeles](#), [Marin County](#), [Pasadena](#), [Sacramento](#), [San Diego](#), [San Francisco](#), [San Jose](#), [Santa Barbara](#), and [Santa Monica](#). Pasadena lists its tree inventory using sophisticated technology and its green building practices ordinance.

#### **Website: Campus Green Builder**

*Green Right Now - Nov 4*

Second Nature launched an initiative to help under-resourced higher education institutions with a \$1.2 million grant from the Kresge Foundation. The [Campus Green Builder](#) includes (1) links to green building websites; (2) links to green building experts; (3) case studies; (4) listings of green building and campus sustainability events, conferences and webinars; and (5) peer-to-peer blog networking.

#### **Study: R.E. Executives and Green Construction**

*Globe St. - Nov 11*

Jones Lang LaSalle and CoreNet Global polled 231 corporate real estate executives across the country between September and October regarding sustainability. The poll found approximately (1) 74% plan to invest in energy and sustainability in buildings they own; (2) 37% are willing to pay more to lease green properties; (3) 90% said sustainability is a major criteria when making leasing decisions; (4) 46% take energy labels, such as Energy Star, into account, and (5) 41% always consider green building certifications, such as LEED.

## **New rating system for green landscapes**

*Greener Buildings - Nov 9*

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The American Society of Landscape Architects, [Lady Bird Johnson Wildflower Center](#) and the [U.S. Botanic Garden](#) partnered to develop a new four-star rating system as part of the Sustainable Sites Initiative ("SSI") under a license from the USGBC's LEED rating system. The SSI plans several pilot projects over the next two years. The rating system can be found at "[The Sustainable Sites Initiative: Guidelines and Performance Benchmarks 2009](#)." (pdf). A companion piece, "[The Case for Sustainable Landscapes](#)," (pdf) offers case studies and the reasoning behind the initiative.

### **California green building code revisions**

*Sustainable Industries - Nov 2*

The first version of the California Green Building Standards Code (CGBSC) was adopted in July 2008. Several interests are working through a second round of revisions to the CGBSC which should become effective in the summer of 2010. The CGBSC outlines both mandatory and voluntary energy efficiency, water efficiency, resource efficiency and air-quality building standards. The CGBSC would apply to all buildings in California and provide new mandatory minimum construction practices.

### **Green Building Super Heroes Awards**

*Mother Nature Network - Nov 2*

The Green Building Super Heroes Awards went to the following: (1) Community Service Award – StopWaste's Green Building program in Alameda County; (2) David Gottfried Special Achievement Award – Anthony Bernheim; (3) Green Team Award – The David Brower Center; and (4) Green Groundbreaker Award – Integrated Design Associates (IDeAs). The event was hosted at the LEED Platinum rated California Academy of Sciences building in San Francisco.

### **New Zealand: half of new office buildings going green**

*The New Zealand Herald - Nov 2*

New Zealand's Green Building Council ("GBC") says half of all new offices and big renovations in main cities are certifying under GBC's "green-star" system. The GBC says the recession has boosted rather than reduced the trend. Some observe that companies wanted to keep their employees happy, and younger workers take the environmental impact of buildings seriously. The GBC believes green star certification costs extra but if your building is not green, tenants will leave your building for green star buildings. The GBC has 60 office buildings and schools currently going through the green star certification process.

### **Realtors meeting green consumer demands**

*RealEstateRama - Nov 3*

Consumers want homes and communities that are sensitive to the larger environment. Realtors are responding to meet this growing demand. More than 3,000 Realtors have earned the Green Designation since the National Association of Realtors launched the program one year ago.

### **Notable Green Building Projects**

#### **LEED Gold for San Jose data center**

*Data Center Knowledge - Nov 6*

[Fortune Data Centers](#) earned LEED Gold for its San Jose data center. The data center is one of the largest in Silicon Valley, and the first data center in San Jose to become LEED Gold certified. The data center has an initial phase of 43,000 fully usable square feet of IT floor space in a 78,000 square foot building.

#### **First California community college to earn LEED Gold**

*Sacramento Business Journal - Nov 2*



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Sierra College is the first community college in California to earn LEED Gold. The 28,500 sq. ft. building near Tahoe has asphalt composite roofing, with fiber cement siding and a natural stone exterior.

### [US Airways earns LEED Gold](#)

*Hines - Nov 16*

The US Airways headquarters building in Tempe, AZ, earned LEED Gold. Managed by Hines, the building is one of five properties in the U.S. to have earned 10 consecutive annual ENERGY STAR® labels. Sustainable features include: energy efficient lighting, Xeriscape desert landscaping, low-flow aerators at each lavatory, dual flush valves, high-efficiency air filtration, high-performance cleaning and extensive paper/refuse recycling.

### [Youth Center gets LEED Silver](#)

*San Jose Business Journal - Nov 3*

San Jose's Starbird Youth Center earned LEED Silver. The 3,840-square-foot center features (1) recycled materials, (2) windows that capture the sun while allowing hot air to escape, (3) large fans to draw in cool evening air, and (4) radiant floor heating.

### [LEED Platinum zoo](#)

*Zoo and Aquarium Visitor - Oct 28*

The Cincinnati Zoo & Botanical Garden's Historic Vine St. Village earned LEED NC Platinum. The Zoo's buildings are 78% more energy-efficient than standard buildings and rainwater is managed to eliminate runoff.

### [Historic Amos project earns LEED Gold](#)

*The Post-Standard - Nov 2*

Situated on what was once the Erie Canal, Studio 210 at the Amos earned LEED Gold. The 900 sq.ft. building is the first in Syracuse to earn Gold with sustainable materials, green technology and interactive multimedia displays to promote green and sustainable construction.