

Green Building Update

an Allen Matkins
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publication

Allen Matkins
attorneys at law

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[Urgent – write Congress for green tax incentives, not the largest real estate tax increase in 23 years](#)

NAIOP - Dec 8

On December 7, Congress introduced H.R. 4213 wherein real estate general partners will no longer be taxed at 15% capital gains rates, but taxed at ordinary income tax rates as high as 35%. If passed, this would be the largest real estate tax increase in 23 years. H.R. 4213 is headed directly for a House floor vote on December 9 with no debate in committee. URGENT: Write Congress for green tax incentives, not real estate tax increases. Click [here](#) for sample letters to Congress.

Green Building Focus

[Top 10 green building products of 2009](#)

Sustainable Business - Nov 13

GreenSpec Directory and Environmental Building News presented its annual Top-10 Green Building Products: (1) Pozzotive Plus CMUs and Concrete Brick from Kingston Block; (2) Thermafiber Mineral Wool Insulation Products; (3) Envelope Integrated Wall Insulation and Rainscreen System; (4) Baltix Recycled- and Biobased-Content Office Furniture; (5) Project FROG Modular Green Classroom; (6) Rheem HP-50 Heat-Pump Water Heater; (7) Convia Energy-Management Infrastructure; (8) Pentadyne GTX Flywheel Energy Storage; (9) Silva Cell Subsurface Tree Protection and Stormwater System; and (10) Mobile Solar Power Generator.

[Nine new green laws pass in California](#)

California Real Estate Journal - Nov. 2

- AB 531 extended the 01/01/10 deadline for implementing [AB 1103](#) wherein building owners must provide Energy Star data to prospective buyers, lessees or lenders.
- AB 758 creates programs for energy savings in existing buildings, free energy audits, and causes utilities to investigate providing customer financing for energy efficiency.
- AB 920 allows net-metering for customers with renewables to either roll over excess generation credits into the next year or receive payments from utilities at wholesale rates.
- SB 32 creates fixed-price pricing for energy generated from renewables helping owners to transform their properties into independent solar power plants that sell back to utilities.
- AB 1085 requires California Air Resources Board ("CARB") to make public all reports before the comment period for any proposed regulation to implement AB 32.
- ACR 77 urges CARB to meet the statutory requirements of AB32 by ensuring that its analysis of specified emission reduction measures include prescribed components.
- AB 210 encourages jurisdictions to adopt energy-efficient building standards that surpass those already included in the state's landmark Green Building Standards Code.
- SB 407 requires all residential and commercial buildings to install water-conserving fixtures by 2019 and requires such retrofitting when real estate transfers.
- AB 474 allows jurisdictions to establish assessments with willing property owners to finance permanent water-efficient fixtures.

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EPA to regulate emissions ruling GHGs endanger human health

CNET - Dec 8

The EPA issued its final ruling Monday that greenhouse gases (GHG) endanger human health, allowing the EPA to regulate GHG emissions even if Congress fails to pass emission reduction laws. The ruling was made as negotiators from 192 countries meet in Copenhagen to negotiate a global GHG emissions policy. The current U.S. position in Copenhagen is for GHG reductions of 17% of 2005 levels by 2020.

[Related: EPA Press Release: GHGs endanger human health](#)

San Mateo's green building ordinance becomes mandatory

Environmental Leader - Nov 20

New commercial, residential, municipal and multipurpose buildings in San Mateo, California will have to be constructed to minimum environmental standards once a previously voluntary green building ordinance becomes mandatory on January 1, 2010. To view the ordinance, click [here](#).

New book: Greening Existing Buildings

McGraw-Hill - Nov 23

Jerry Yudelson's latest book profiles the fastest growing trend in the green building movement -- upgrading existing buildings. The book includes a comprehensive guide to greening existing buildings, marketing strategies, corporate sustainability programs and a 10-point best practices program for greening real estate portfolios.

Commercial innovations lead way for green homes

San Francisco Gate - Nov 15

People from home buyers to building professionals are taking a hard look at any technology likely to lower energy costs and preserve natural resources. Green building practices are paying off more quickly as costs decline with demand and home buyers are seeking out greener developments.

Sierra Club and USGBC launch Green Building for Cool Cities

USGBC - Nov 13

The USGBC and the Sierra Club's Cool Cities program launched the Green Buildings for Cool Cities collaboration. This partnership will combine Cool Cities' more than 200 local campaigns with USGBC's national network of 78 chapters to encourage new and retrofitted energy-efficient buildings.

What IT teams bring to green building

InformationWeek - Nov 13

The extreme power and cooling demands of data centers have forced IT teams to build expertise in facilities management, often helping their companies move toward greener, smarter buildings. Click [here](#) for details on various green IT projects.

Super Energy Star green label proposed

Greener Buildings - Nov 19

An overhaul to the Energy Star program, which certifies and labels energy efficient products, is imminent. The EPA and the DOE are working to revise the program internally.

Gore calls for massive green building effort

Living the Science - Nov 13

Former Vice President Al Gore called for a massive effort aimed at constructing green buildings. Gore stressed that green buildings and



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[Association of
Environmental
Professionals](#)

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and natural resource
managers.



retrofits help the environment, create jobs and boosting the economy.

Starbucks enrolls in LEED volume initiative

Mother Nature Network - Nov 16

The USGBC's Volume Certification Program plans to rapidly certify as "LEED-ready" a large number of buildings that use the same specifications. Once the USGBC audits and approves the master specifications, then other duplicate projects can be approved. Starbucks has enrolled in the program.

Notable Green Building Projects

San Elijo Lagoon Nature Center is LEED Platinum

San Diego Green - Nov 17

The [San Elijo Lagoon Nature Center](#) is the first public building in the county to earn LEED Platinum. The 5,600-square-foot nature center incorporates radiant floor heating, certified renewable lumber, photovoltaics and natural light and ventilation.

McKesson's first LEED distribution center

3BL Media - Nov 19

[McKesson](#)'s pharmaceutical distribution center is the company's first to receive LEED-NC certification. It features recycled building materials, low-flow water fixtures, natural landscaping, motion-controlled lighting and parking for fuel-efficient vehicles. Click [here](#) for a YouTube posting of this article.

US Airways HQ earns LEED Gold

Phoenix Business Journal - Nov 19

US Airways' headquarters in Tempe, Arizona earned LEED-EB/OM gold. The 218,000-square-foot, nine-story building features energy efficient lighting, low-water fixtures and improved indoor air handling.

M&Ms headquarter goes green

Mother Nature Network - Nov 17

The Mars Chocolate North America headquarters in Hackettstown, New Jersey features an 18-acre solar garden, low-flow plumbing, an upgraded energy management system, energy efficient lighting, a reflective roof, and recycled materials.