

# Green Building Update

an Allen Matkins  
market intelligence  
publication

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attorneys at law

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## [U.S. cap-and-trade shelved by Senate](#)

*The Wall Street Journal - July 23*

On July 22, Democrats shelved the carbon cap-and-trade version of the energy bill. Advocates hoped that carbon trading would make alternatives to fossil fuels more cost-competitive, spur green technology and reduce reliance on foreign oil. Solar, wind, geothermal, electric vehicles, nuclear, and other "renewables" will continue to be a focus in the states that have clean-energy mandates, such as California, Colorado and New Jersey. The global carbon-trading market, mostly in the UK, reached \$127 billion last year. Opponents of the bill argue carbon trading would increase consumer prices, cost jobs and put the U.S. at a disadvantage to China, which refuses to cap emissions. Further, some Democrats are pushing for a two year ban on the EPA's anticipated regulations to cap emissions and impose carbon trading.

### GREEN BUILDING FOCUS

## [California latest renewable energy bill](#)

*Los Angeles Times - Jun 24*

The gulf oil spill is motivating California legislators and Governor Schwarzenegger to adopt the nation's toughest renewable energy law. The bill would require all California electric utilities to generate a third of their power from wind, solar and other renewable sources by 2020. After vetoing a similar bill last fall, Schwarzenegger issued an executive order unilaterally imposing a 33% renewable standard. But the order is not binding on future governors. Under the proposed bill, at least half of new renewable power plants would be built in California, creating thousands of high-paying green construction and operations jobs.

**Related:** [Schwarzenegger asks Calif. regulators to delay 33% RPS](#)

## [Proposition to suspend AB 32 in California](#)

*The Huffington Post - Jul 23*

If it passes in November, Proposition 23 would suspend implementation of AB 32 until the unemployment numbers fall below 5.5% for a full year -- numbers only reached in California three times in the last 30 years. On June 22, the California Secretary of State indicated that Proposition 23 had enough signatures to qualify for the November 2010 ballot. AB 32 was signed into law by Governor Schwarzenegger in 2006 and requires, among other things, a 30% reduction of greenhouse gas emissions by 2020. The Pew Charitable Trust conducted a study in 2009 listing California as the state with the most clean energy businesses, jobs and venture capital funding.

## [Report: hospitals to invest in efficiency](#)

*Johnson Controls - Jul 19*

A report by Johnson Controls Inc. and the American Society for Healthcare Engineering found 58% of healthcare professionals in the U.S. rank energy management as "very" or "extremely" important compared to 52% of decision-makers in other industries in the U.S. Also, 62% of the professionals in healthcare plan capital investments in energy efficiency over the next 12

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months compared to 52% in other industries.

### [Report: California buildings wasting 80% of energy](#)

*GreenerBuildings - Jul 19*

A Next 10 study found that California is a leader in green building and emissions reductions laws but its commercial structures, which account for 37% of energy use in California, currently waste as much as 80% of that energy. The amount of energy consumed by commercial buildings in California is close to the national average, according to the U.S. Green Building Council.

### [President awards \\$2 B in green energy projects](#)

*Boston Herald - Jul 4*

The federal government awarded \$2 billion for renewable energy projects that will create thousands of jobs and clean power for homes. The clean energy projects, including the construction of one of the world's largest solar plants, were announced by President Obama during his weekly radio address.

**Related:** [Obama hands \\$2B to solar energy firms](#)

### [AIA compares NAHB and LEED for Homes](#)

*AIA Cincinnati - Jul 19*

The Cincinnati chapter of The American Institute of Architects (AIA) has published the first comprehensive comparison of U.S. Green Building Council's LEED for Homes and the National Green Building Standard (NGBS). The report finds them to be largely similar but with key differences on energy performance including: (1) LEED for Homes requires site-tested minimum energy performance, while NGBS does not, and (2) NGBS is less expensive and takes less time than LEED for Homes.

### [Canada has avoided LEED liability issues](#)

*Daily Commercial News - Jul 16*

In the U.S., several lawsuits have occurred against builders and developers because green features allegedly failed to perform as promised, or because a project failed to achieve the level of LEED certification the owners expected. In Canada, however, no construction insurance or surety products have specifically targeted LEED construction projects. To date, no Canadian projects have failed to achieve the LEED status they were aiming for due to contractor or project team errors.

### [UK takes bronze in green building league](#)

*BusinessGreen - Jul 19*

The Royal Institute of Chartered Surveyors (RICS) rates Norway first, Brazil second and the UK third as the countries that have made the greatest progress towards developing a zero-carbon built environment. The UK comes in at third because of policy improvements for zero-carbon homes and a new Code for Sustainable Homes.

## **GREEN BUILDING PROJECTS**

### [Forbes' top 10 high-tech green buildings](#)

*Forbes - Jul 6*

Forbes listed the top 10 green buildings it considers to be the most high-tech in the world. Click on the headline for the list.



## [Fifty more LEED projects in Bay Area](#)

*San Francisco Business Times - Jul 16*

Fifty Bay Area projects have been LEED certified since January. The largest LEED certified project this year is the 1.25 million-square-foot AT&T Park, which earned LEED silver in March. Not far behind is the one million-square-foot 425 Market Street building, which earned LEED gold in April. Also, 10 Bay Area projects earned LEED platinum.

## [Office Depot opens first LEED-CI store](#)

*South Florida Business Journal - Jul 15*

Office Depot opened its first LEED for Commercial Interiors (CI) registered store. Beginning with the Austin, Texas, store, all new and relocated North American Office Depot retail locations will receive LEED CI certification, including 14 stores planned for 2010.

## [Hines' building in Chicago awarded LEED Silver](#)

*Hines - Jul 13*

One North Wacker earned LEED-EB Silver and earned its second ENERGY STAR label under Hines management. One North Wacker is 21% more energy efficient than the national average office building. The 51-story, 1.4-million-square-foot office tower features energy saving operational modifications; ASHRAE Level I and II energy audits; a waste stream audit; Hines' Indoor Air Quality Program; low-mercury lamp purchasing policy; building recycling programs including electronic waste; and Hines' GREEN OFFICE for Tenants program, designed to enhance tenant space.

## [Army Corp's plan LEED Gold in Virginia](#)

*dBusinessNews - Jul 19*

The new 1.7-million-square-foot multi-story Department of Defense administrative office complex, in Virginia, is the Army Corps's first project of this size working for LEED Gold Building certification. The building is the only one in the region that will save 30% of the energy of a traditional complex, saving taxpayers millions.

## [Canadian development pushes the limits of sustainable design](#)

*Mother Nature Network - Jul 13*

The Dockside Green 15-acre mixed-use development in British Columbia, Canada, features wind turbines on the roof, solar panels over the windows, and use of household waste to create energy.