Introduction to Green Building

I. Objectives
   a. Define “Green Building”
   b. Examine the history of Home Construction and “Green”
   c. Look at New Construction Green Guidelines
   d. Retrofitting older homes to be more “Green”
   e. Regulations: What’s here and What’s coming
   f. How does “Green” fit into your business

II. Define “Green Building”
   a. Sustainability
   b. Takes in Site, materials, energy efficiency and methods of building

III. Historical Perspective
   a. Caves
   b. Structures using readily available materials (dates back millennia, Greeks, Kansas, Nebraska)
   c. Industrial age: energy, transportation, cheap, available and “better” material (Farming to Suburbs organic to industrial)
   d. Raising the Standard of Living (SOL)
   e. Energy costs go up (WWII, 70s gas crisis all electric, today)
   f. Re-evaluating “energy efficiency/cost efficiency” define ‘cost’
   g. Environmental responsibility, VOC, Sealed homes, Waste
   h. Where are we now (review stats)

IV. Why does Green Building make sense?
   a. Cost of energy
   b. Cost of infrastructure to continue to protect the environment
   c. Increasing scarcity of resources (energy arable land, water)
   d. Increase in consumption (India China, driving more walking less)
   e. Increase in production of solid and chemical waste
   f. Increase in sense of responsibility towards stewardship of our lands

V. New Construction (NAHB) Green Building Guidelines (sustainability)
   a. Lot Design prep and development
   b. Resource Efficiency
      i. BEES Building for Environ. And Econ. Sustainability
   c. Energy Efficiency
   d. Water Efficiency (Desert climate)
   e. Indoor Environmental Quality
   f. Operation, Maintenance and Homeowner Education
   g. Global Impact

VI. Things to overcome for more Green

VII. Real estate professional’s role

Bob Treece, Leading Edge Learning Services  2008