

The background image shows a modern, multi-story building with a courtyard. The building features a mix of wood and glass facades. A large, light-colored stone relief sculpture is visible on the left side of the courtyard. Several people are walking and sitting in the courtyard area. The sky is blue with some clouds.

GREENING

OUR BUILT WORLD

COSTS, BENEFITS, AND STRATEGIES

GREG KATS

# Greening Our Built World Costs Benefits And Strategies

**Padhraic Smyth**



## **Greening Our Built World Costs Benefits And Strategies:**

**Greening Our Built World** Greg Kats,2009-11-05 Green buildings buildings that use fewer resources to build and to sustain are commonly thought to be too expensive to attract builders and buyers But are they The answer to this question has enormous consequences since residential and commercial buildings together account for nearly 50% of American energy consumption including at least 75% of electricity usage according to recent government statistics This eye opening book reports the results of a large scale study based on extensive financial and technical analyses of more than 150 green buildings in the U S and ten other countries It provides detailed findings on the costs and financial benefits of building green According to the study green buildings cost roughly 2% more to build than conventional buildings far less than previously assumed and provide a wide range of financial health and social benefits In addition green buildings reduce energy use by an average of 33% resulting in significant cost savings Greening Our Built World also evaluates the cost effectiveness of green community development and presents the results of the first ever survey of green buildings constructed by faith based organizations Throughout the book leading practitioners in green design including architects developers and property owners share their own experiences in building green A compelling combination of rock solid facts and specific examples this book proves that green design is both cost effective and earth friendly

**Greening Our Built World** Greg Kats,2013-03-05 Green buildings buildings that use fewer resources to build and to sustain are commonly thought to be too expensive to attract builders and buyers But are they The answer to this question has enormous consequences since residential and commercial buildings together account for nearly 50% of American energy consumption including at least 75% of electricity usage according to recent government statistics This eye opening book reports the results of a large scale study based on extensive financial and technical analyses of more than 150 green buildings in the U S and ten other countries It provides detailed findings on the costs and financial benefits of building green According to the study green buildings cost roughly 2% more to build than conventional buildings far less than previously assumed and provide a wide range of financial health and social benefits In addition green buildings reduce energy use by an average of 33% resulting in significant cost savings Greening Our Built World also evaluates the cost effectiveness of green community development and presents the results of the first ever survey of green buildings constructed by faith based organizations Throughout the book leading practitioners in green design including architects developers and property owners share their own experiences in building green A compelling combination of rock solid facts and specific examples this book proves that green design is both cost effective and earth friendly

**Sustainable Buildings and Structures: Building a Sustainable Tomorrow** Konstantinos Papadikis,Chee S. Chin,Isaac Galobardes,Guobin Gong,Fangyu Guo,2019-09-26 Sustainable Buildings and Structures Building a Sustainable Tomorrow collects the contributions presented at the 2nd International Conference on Sustainable Buildings and Structures Suzhou China 25 27 October 2019 The papers aim at sharing the state of the art on sustainable

approaches to engineering design and construction and cover a wide range of topics Sustainable Construction Materials Sustainable Design in Built Environment Green and Low Carbon Buildings Smart Construction and Construction Management Sustainable Buildings and Structures Building a Sustainable Tomorrow will be of interest to academics professionals industry representatives and local government officials involved in civil engineering architecture urban planning structural engineering construction management and other related fields *The Green to Gold Business Playbook* Daniel C. Esty, P. J. Simmons, 2011-04-19 Implement the green strategies outlined in Dan Esty's and Andrew Winston's bestseller *Green to Gold* Hard nosed business advice for gaining competitive advantage through sustainability action in buildings and operations information technology product design sourcing manufacturing logistics and transportation marketing accounting and other key business functions Whether you are a climate change skeptic or an environmentalist sustainability issues cannot be ignored in today's corporate world With rising energy and natural resource costs intensified regulations investor pressures and a growing demand for environmentally friendly products sustainability is no longer an option it's a business imperative Unlike many green business books the Playbook skips the environmental ideology and deals exclusively with tools and strategies that have been shown to cut costs reduce risks drive revenues and build brand identity Builds on Dan Esty and Andrew Winston's prizewinning *Green to Gold* which has become a business classic and a staple of management training across the world Shows in detail how each business function or department can achieve an eco advantage over the competition Offers frameworks checklists and action plans applicable to any business big or small in manufacturing or services The *Green to Gold Business Playbook* gives you the tools to make green work and work profitably for your business *Bringing Public Health into Urban Revitalization* National Academies of Sciences, Engineering, and Medicine, Institute of Medicine, Board on Population Health and Public Health Practice, Roundtable on Environmental Health Sciences, Research, and Medicine, 2016-01-21 A particularly valuable opportunity to improve public health arises when an urban area is being redesigned and rebuilt following some type of serious disruption whether it is caused by a sudden physical event such as a hurricane or earthquake or steady economic and social decline that may have occurred over decades On November 10 2014 the Institute of Medicine's Roundtable on Environmental Health Sciences Research and Medicine held a workshop concerning the ways in which the urban environment conceived broadly from factors such as air quality and walkability to factors such as access to fresh foods and social support systems can affect health Participants explored the various opportunities to reimagine the built environment in a city and to increase the role of health promotion and protection during the process of urban revitalization *Bringing Public Health into Urban Revitalization* summarizes the presentations and discussions from this workshop *Energy-Efficiency Standards and Green Building Certification Systems Used by the Department of Defense for Military Construction and Major Renovations* National Research Council, Division on Engineering and Physical Sciences, Board on Infrastructure and the Constructed Environment, Committee to Evaluate Energy-Efficiency

and Sustainability Standards Used by the Department of Defense for Military Construction and Repair, 2013-06-04 Congress has an ongoing interest in ensuring that the 500 000 buildings and other structures owned and operated by the Department of Defense DOD are operated effectively in terms of cost and resource use Section 2830 of the National Defense Authorization Act for fiscal year requires the Secretary of Defense to submit a report to the congressional defense committees on the energy efficiency and sustainability standards used by DOD for military construction and major renovations of buildings DOD's report must include a cost benefit analysis return on investment and long term payback for the building standards and green building certification systems including A American Society of Heating Refrigerating and Air Conditioning Engineers ASHRAE Standard 189.1-2011 for the Design of High Performance Green Buildings Except Low Rise Residential B ASHRAE Energy Standard 90.1-2010 for Buildings Except Low Rise Residential C Leadership in Energy and Environmental Design LEED Silver Gold and Platinum certification for green buildings as well as the LEED Volume certification D Other American National Standards Institute ANSI accredited standards DOD's report to the congressional defense committees must also include a copy of DOD policy prescribing a comprehensive strategy for the pursuit of design and building standards across the department that include specific energy efficiency standards and sustainable design attributes for military construction based on the cost benefit analysis return on investment and demonstrated payback required for the aforementioned building standards and green building certification systems Energy Efficiency Standards and Green Building Certification Systems Used by the Department of Defense for Military Construction and Major Renovations summarizes the recommendations for energy efficiency

Creating the Productive Workplace Derek Clements-Croome, 2017-09-22 The built environment affects our physical mental and social well being Here renowned professionals from practice and academia explore the evidence from basic research as well as case studies to test this belief They show that many elements in the built environment contribute to establishing a milieu which helps people to be healthier and have the energy to concentrate while being free to be creative The health and well being agenda pervades society in many different ways but we spend much of our lives in buildings so they have an important role to play within this total picture This demands us to embrace change and think beyond the conventional wisdom while retaining our respect for it Creating the Productive Workplace shows how we need to balance the needs of people and the ever increasing enabling technologies but also to take advantage of the healing powers of Nature and let them be part of environmental design This book aims to lead to more human centred ways of designing the built environment with deeper meaning and achieve healthier and more creative as well as more productive places to work

**Marketing the Green School: Form, Function, and the Future** Chan, Tak C., 2014-07-31 As environmental concerns become more prevalent it is important for today's youth to be exposed to green practices The introduction of environmentally sound principles into educational systems and institutions helps establish a positive viewpoint on sustainability as well as promote green practices Marketing the Green

School Form Function and the Future features the latest research surrounding the operational efficiency financial and legal considerations and effectiveness of environmentally friendly school systems as well as the integration of environmental education curriculum Investigating the impact a green environment has on student well being and success this book is an essential reference source for school superintendents school business managers contractors architects and civil engineers interested in the development and promotion of green initiatives in educational institutions *Green Business: Concepts, Methodologies, Tools, and Applications* Management Association, Information Resources, 2019-02-01 The issues of sustainability and corporate social responsibility have become vital discussions in many industries within the public and private sectors In the business realm incorporating practices that serve the overall community and ecological wellbeing can also allow businesses to flourish economically and socially *Green Business Concepts Methodologies Tools and Applications* is a vital reference source for the latest research findings on the challenges and benefits of implementing sustainability into the core functions of contemporary enterprises focusing on how green approaches improve operations Highlighting a range of topics such as corporate sustainability green enterprises and circular economy this multi volume book is ideally designed for business executives business and marketing professionals business managers academicians and researchers actively involved in the business industry **Comparison of energy efficient and green buildings** Shrestha, Shritu, 2016-04-18 The adverse environmental impacts from inefficient building construction increase if measures to reduce energy and resource use through stringent building policies and efficient technology are not implemented in developed and developing countries To illustrate a holistic approach to reducing buildings energy and resources the comparison of energy efficient and green buildings in terms of their technological aspects and their policy context in developed and developing countries mainly in Europe the USA and India is presented together with a policy package recommendation for Nepal A quality review of multiple literature sources supported by various expert opinions were the methods used for this in depth analysis It discusses that mandatory building standards voluntary labels information instruments and financial incentives are the most effective combination for the shift towards market transformation that results in a higher share of energy efficient and green buildings The lesson such as higher compliance with and enforcement of building energy standards can be seen in developed countries e g Germany Looking at a building s life cycle perspective it is not sufficient to focus solely on operational energy reduction in higher energy efficient buildings as this is achieved by the increased use of energy intensive materials Green requirements must be considered in updating building energy standards and labels particularly for developed countries Green building certification will also become more effective when the stringency of energy standards is higher and when the whole building life cycle assessment is considered Due to the increasing scarcity of energy and resources many developing countries are forced to face up to the need for holistic green buildings Although baseline standards are not as high as in most developed countries and national financial support is low the gradual move towards making the standards more stringent and

incorporating the wider scope of resource saving are positive developments in developing countries e.g. India. However, to achieve significant success, strategies must include the establishment of a suitable funding environment, a political commitment and a strong government vision for long-term and sustainable building construction. The challenges faced by Nepal are even greater due to the fast pace of urban growth and the absence of energy and resource efficient buildings policies highlighting the need for an effective policy package. Overall, this dissertation demonstrates how energy efficient and green buildings are interlinked. Green buildings reinforced with higher levels of energy efficiency and energy efficient buildings incorporating green requirements are stepping stones for achieving greater building energy and resource efficiencies. And a suitable policy package fosters its development.

Nachteilige Umweltwirkungen eines ineffizienten Bausektors nehmen zu, wenn Maßnahmen zur Reduktion des Energie- und Ressourcenbedarfs in Form stringenter Gebäudepolitiken und effizienter Technologie in Industrieländern und Entwicklungsländern nicht umgesetzt werden. Um einen ganzheitlichen Ansatz zur Reduktion des Energie- und Ressourcenbedarfs von Gebäuden abzubilden, werden energieeffiziente und grüne Gebäude hinsichtlich technologischer Aspekte und ihres Politikkontextes in Industrie- und Entwicklungsländern verglichen. Die Analysen beziehen sich hauptsächlich auf Europa, die USA und Indien und werden ergänzt um Empfehlungen für ein Maßnahmenpaket für Nepal. Ein Review unterschiedlicher Literaturquellen unterstützt durch diverse Expertenmeinungen stellt die methodische Grundlage für diese detaillierte Analyse dar. Es diskutiert, dass Bauvorschriften und Standards, freiwillige Label, Informationsinstrumente und finanzielle Anreize bilden die effektivste Kombination für die Einleitung einer Markttransformation, die schließlich zu einem höheren Anteil energieeffizienter und grüner Gebäude führt. Gute Beispiele einer hohen Beachtung von Gebäudeenergiestandards und deren Weiterentwicklung existieren in verschiedenen Industrieländern wie Deutschland. Unter Berücksichtigung des Lebenszyklus von Gebäuden ist es nicht ausreichend, nur die Reduktion des Energieverbrauchs in der Nutzungsphase der Gebäude zu beachten, weil diese den Einsatz von Materialien mit hohem Energieverbrauch in der Herstellung bedeuten kann. Grüne Anforderungen müssen in der zukünftigen Entwicklung von Gebäudeenergiestandards und Labels berücksichtigt werden, insbesondere in Industrieländern. Die Zertifizierung grüner Gebäude wird auch effektiver, wenn Energiestandards verschärft werden und wenn vollständige Gebäudekobilanzen berücksichtigt werden. Aufgrund steigender Knappheit von Energie und Ressourcen sind viele Entwicklungsländer gezwungen, sich der Notwendigkeit grüner Gebäude zu stellen. Obwohl das Niveau von Mindeststandards unterhalb dessen der meisten entwickelten Länder liegt und die finanzielle Unterstützung gering ist, sind die schrittweise Verschärfung der Standards und die Einbeziehung der weiteren Perspektive der Ressourcenschonung positive Entwicklungen in Entwicklungsländern wie Indien. Um erfolgreich zu sein, müssen bestehende Strategien umfasst werden, an die Schaffung eines geeigneten Rahmens, die politische Bekenntnis und eine starke Regierungsvision für einen langfristigen und nachhaltigen Bausektor. Die Herausforderungen, mit denen Nepal konfrontiert wird, sind noch umfangreicher. Sie resultieren aus einem schnellen

urbanen Wachstum und dem Fehlen von energie und ressourceneffizienten Gebäudepolitiken Die Erforderlichkeit eines effektiven Maßnahmenpakets für Nepal wird hierdurch unterstrichen Insgesamt wird hierdurch der Zusammenhang zwischen energieeffizienten und grünen Gebäuden aufgezeigt Die verstärkte Berücksichtigung von Energieeffizienz in grünen Gebäuden sowie von Nachhaltigkeitsanforderungen in energieeffizienten Gebäuden sind Sprungbretter für die verbesserte Energie und Ressourceneffizienz von Gebäuden Eine solche Entwicklung wird durch ein geeignetes Maßnahmenpaket unterstützt

**Ecotheology and Nonhuman Ethics in Society** Melissa Brotton, 2016-11-30 This book promotes Christian ecology and animal ethics from the perspectives of the Bible science and the Judeo Christian tradition In an age of climate change how do we protect species and individual animals Does it matter how we treat bugs How does understanding the Trinity and Christ's self emptying nature help us to be more responsible earth caretakers What do Christian ethics have to do with hunting How do the Foxfire books of Southern Appalachia help us to love a place Does ecology need a place at the pulpit and in hymns How do Catholic approaches past and present help us appreciate and respond to the created world Finally how does Jesus respond to humans nonhumans and environmental concerns in the Gospel of Mark Sustainable Futures in the Built Environment to 2050 Tim Dixon, John Connaughton, Stuart Green, 2018-01-09 Brings together leading thinking on issues of new professional practice and on the future of a sustainable built environment This book focuses on both construction and development issues and examines how we can transition to a sustainable future by the year 2050 bringing together leading research and practice at building neighbourhood and city levels It deftly analyses how emerging socio economic technological and environmental trends will influence the built environment of the future The book covers a broad spectrum of interests across the scales of buildings communities and cities including how professional practice will need to adapt to these trends The broader context is provided by an analysis of emergent business models and the changing requirements for expert advice from clients Sustainable Futures in the Built Environment to 2050 A Foresight Approach to Construction and Development features chapters covering data and trends including historical data and UK and international case studies policies and practice related to the field current state of scientific understanding key challenges key technological advances including disruptive and systemic technological innovations change issues and critical uncertainties and future visions It provides A strong conceptual framework based on a Foresight approach Discussion of the key data and trends that underpin each chapter Coverage of both construction and property development Specially commissioned chapters by academics and practitioners A synthesis of the main findings in the book and key insights for the future to 2050 Sustainable Futures in the Built Environment to 2050 A Foresight Approach to Construction and Development is an important book for postgraduate students and researchers construction real estate and property development specialists engineers planners architects foresight and futures studies specialists and anyone involved in sustainable buildings Value Beyond Cost Savings Scott R. Muldavin, 2010 **Green Buildings Pay** Brian Edwards, Emanuele Naboni, 2013-08-22 This third edition of Green Buildings



Pay presents new evidence and new arguments concerning the institutional and business case that can be made for green design. The green argument has moved a long way forward since the previous edition and this fully updated book addresses the key issues faced by architect, engineer and client today. Green Buildings Pay Design Productivity and Ecology examines through a range of detailed case studies how different approaches to green design can produce more sustainable patterns of development. These cases are examined from three main perspectives: that of the architect, the client and the user. Completely revised with all new chapters, cases, sections and introductory material, the third edition presents over 20 new researched case studies drawn from the UK, Europe and the USA, written in collaboration with the architects, engineers, clients and user groups. Examples of office and educational buildings of high sustainable and high architectural quality, an exploration of the architectural innovations that have been driven by environmental thinking such as the new approaches to the design of building facades, roofs and atria, cases which demonstrate current practice in the area of energy eco retrofits of existing buildings, documentation of the benefit impact assessment schemes such as LEED and BREEAM have had upon client expectations and on design approaches over the past decade, beautiful full color illustrations throughout. In the fast evolving arena of green building, the book shows how architects are reshaping their practices to deal with ever more demanding energy standards and better informed users and corporate clients.

*Sustainable Real Estate* Thomas Walker, Cary Krosinsky, Lisa N. Hasan, Stéfanie D. Kibsey, 2018-10-11. This edited collection broadens the definition of sustainable real estate based on industry trends, research and the Paris Climate Agreements. Discussions encompass existing and new buildings throughout their life cycle, the financing of their development and operations and their impact on the surrounding environments and communities. This broader perspective provides a better understanding of the interconnected nature of the environmental, societal, communal, political and financial issues affecting sustainable real estate, revealing the wide ranging impact of practitioners' decisions on the sustainable real estate system. Bringing together carefully selected articles from leading global academic and practitioner experts from urban planning, design, construction and finance, this collection brings to light new opportunities and innovative transdisciplinary solutions to as yet unresolved problems.

**The New Net Zero** Bill Maclay, 2014. The new threshold for green building is not just low energy, it's net zero energy. In *The New Net Zero*, sustainable architect Bill Maclay charts the path for designers and builders interested in exploring green design's new frontier: net zero energy structures that produce as much energy as they consume and are carbon neutral. In a nation where traditional buildings use roughly 40 percent of the total fossil energy, the interest in net zero building is growing enormously among both designers interested in addressing climate change and consumers interested in energy efficiency and long term savings. Maclay, an award winning net zero designer whose buildings have achieved high performance goals at affordable costs, makes the case for a net zero future, explains net zero building metrics, integrated design practices and renewable energy options, and shares his lessons learned on net zero teambuilding. Designers and builders will find a wealth of state of

the art information on such considerations as air water and vapor barriers embodied energy residential and commercial net zero standards monitoring and commissioning insulation options costs and more The comprehensive overview is accompanied by several case studies which include institutional buildings commercial projects and residences Both new building and renovation projects are covered in detail The New Net Zero is geared toward professionals exploring net zero design but also suitable for nonprofessionals seeking ideas and strategies on net zero options that are beautiful and renewably powered

**Net Zero Energy Design** Thomas Hootman, 2012-09-25 Conveniently organized and packed with robust technical content and clear explanations of key principles Written by an architect who is the director of sustainability at a global architecture firm Net Zero Energy Design is a practical guide for architects and related construction professionals who want to design and build net zero energy commercial architecture It offers no nonsense strategies step by step technical analysis and valuable examples in addition to developed case studies With a focus on application in a variety of building types and scales the book also develops a broad based understanding of all the integrated principles involved in achieving net zero energy This book is an indispensable resource for anyone venturing into net zero energy design construction and operation and it also serves as an excellent resource on a variety of sustainable design topics Important features include Organization based upon the commercial building delivery process Robust technical content for use in actual project applications Analysis examples that demonstrate key technical principles Plenty of design data for use as a valuable design resource Abundant and sophisticated information graphics and color illustrations and photographs A distinct design focus on the content that inspires adoption of principles into projects

***Green Finance for Sustainable Global Growth*** Tsai, Sang-Bing, Shen, Chung-Hua, Song, Hua, Niu, Baozhuang, 2019-01-22 Businesses working under green finance models consider the potential environmental impact in investment and financing decisions and merge the potential return risk and cost correlated with environmental conditions into day to day financial business Under this model the ecological environment and sustainable development of society is observed and promoted Green Finance for Sustainable Global Growth is an essential reference source that discusses emerging financial models that focus on sustainable development and environmental protection including developing trends in green finance internet finance and sustainable finance Featuring research on topics such as competitive financing supply chain management and financial law this book is ideally designed for accountants financial managers professionals academicians researchers and students seeking coverage on the sustainable development of the finance industry

***Reinventing Green Building*** Jerry Yudelson, 2016-04-25 Buildings and their associated systems are the largest source of greenhouse gases in the world The 2030 Challenge aims to produce zero net energy from new North American construction by 2030 while achieving a 50 percent reduction in carbon emissions from existing buildings With less than 4 percent of commercial and residential structures in the United States and Canada certified by 2015 we seem destined to fall catastrophically short of this target Reinventing Green Building combines a unique insider s critique of the current

state of affairs with a potent vision for the future This highly visual data driven analysis brings together the wisdom of today s leading practitioners including Up to date information on green building issues energy economics and new technology Dramatic new approaches to certification system design and user experience Creative outside the box solutions using the Internet of Things big data analytics and cloud based technologies for building management The green building revolution has failed to fulfill its promise to transform the marketplace in a meaningful way Smart simple and sustainable Reinventing Green Building presents a new approach to certification designed to radically cut costs while dramatically increasing marketplace acceptance integrating true climate mitigation and better building performance Jerry Yudelson dubbed The Godfather of Green by Wired magazine in 2011 has many years of professional experience in the green building field elected as a LEED Fellow and having served as the president of the Green Building Initiative He is the author of thirteen books in the field including Dry Run Choosing Green and Green Building A Z **The World's Greenest Buildings** Jerry Yudelson,Ulf Meyer,2013 Provides the first comparison of green building performance using cost and energy use data that has been verified by independent third parties

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