



# Greening Existing Buildings

# Greening Existing Buildings

**Robert Neal Van Der Like, Peggy  
Meehan**



## **Greening Existing Buildings :**

Sustainable Preservation Jean Carroon, 2010-11-16 Sustainable Preservation takes a nuanced look at the hundreds of choices that adaptive reuse requires architects to make from ingenious ways to redeploy existing structural elements to time honored techniques for natural ventilation to creation of wetlands that restore a site's natural biological functions In addition Sustainable Preservation presents 50 case studies of projects schools houses offices stores museums and government buildings that set new standards for holistic approaches to adaptive reuse and sustainability The author covers design issues from building location to lighting systems renewable power options stormwater handling and building envelope protection and integrity The book also reviews operational issues including materials choices for low lifetime maintenance green housekeeping and indoor air quality

**Greening Existing Buildings** Jerry Yudelson, **Greening Existing Buildings with Leadership in Energy and Environmental Design-Existing Buildings!** Tyson H. Dirksen, Mark D. McGowan, Massachusetts Institute of Technology. Department of Urban Studies and Planning, Massachusetts Institute of Technology. Center for Real Estate, 2008

The market of existing office buildings is going green While early adopters of green buildings were owner occupiers there is a current wave of nonowner occupied office buildings seeking Leadership in Energy and Environmental Design LEED for Existing Buildings certification This thesis examines the current context in which this dramatic change is transpiring as well as answers the following questions as they relate to this green transformation of existing multitenanted office buildings Who is participating Why are they participating What is the process What are the costs How is it being financed Research conducted included literature review and interviews with building owners property managers building engineers and brokers in several major metropolitan office markets in the United States This thesis examines green building rating systems from around the world We focus on the LEED rating system the most widely used in the United States as it provides a good framework for owners and managers to evaluate and benchmark the environmental performance of their building Our research indicates that a much higher percentage of Class A office building owners and managers are pursuing LEED for Existing Building LEED EB certification while Class B owners and managers are not Class B owners face less incentives and greater obstacles when pursuing LEED EB certification In chapter four of this thesis we explore two creative ways that Class B owners and managers may be able to overcome some of these hurdles Energy Savings Performance Contracts ESPCs and Power Purchase Agreements PPA

The Paid-From-Savings Guide to Green Existing Buildings Robert Neal Van Der Like, Peggy Meehan, 2009-01-01 The Green Building Bottom Line (GreenSource Books: Green Source) Martin Melaver, Phyllis Mueller, 2008-12-01 What are the real costs and real benefits of building green As any builder knows cost estimation and reality are often two very different things The Green Building Bottom Line makes the case for green building by providing the insights and data that demonstrate the true costs and benefits of building green It's a why to and a how to that explores everything from the ground up The Green Building Bottom Line puts an entire

development team at the table to better understand both the issues encountered and what's behind the perceived price premium for building green. This candid and transparent account explores every aspect of green development on groundbreaking projects from the nation's first all retail LEED core and shell project to an innovative multitenanted LEED Existing Buildings office project to a mixed use hotel retail condo project in a transitional urban market. The authors focus on such issues as values, culture, life cycle costs, insurance, financing, coordinating a team, marketing, and negotiating leases. Includes Detailed case studies of green building projects start to finish. Information on financial, legal, and operational aspects of the job. The real world costs of green building, not unrealistic estimates. A behind the scenes look at the LEED building process. Unique insight from those who have actually done the work. The Green Building Bottom Line covers Economical and ecological benefits. Auditing sustainability in existing buildings. Financial benefits of green tenancy. Loan analysis. Insurance underwriting. Expense reduction. Writing a green lease. Converting an existing building. Green retail. Brokering sustainability. Marketing. HR practices and processes.

**Green Buildings and the Law** Julie Adshead, 2011-04-12 In countries such as the UK, the energy used in constructing, occupying, and operating buildings represents approximately fifty percent of greenhouse gas emissions. Pressure to improve the environmental performance of buildings during both construction and occupancy, particularly to reduce carbon emissions from buildings, has become intense. Understandably, legislation and regulation are driving green development and compliance. And this is happening in a wide variety of ways. This review of the law in key jurisdictions for the research community, lawyers, the construction industry, and government examines some of the mechanisms in place from the more traditional building regulation controls to green leases and the law relating to buildings and their natural environment. Members of the CIB TG69 research group on Green Buildings and the Law review aspects of the law relating to green development in a range of jurisdictions.

*The Law of Green Buildings* J. Cullen Howe, 2010 Examining the most important issues in achieving the goal of building more efficient and less damaging buildings, this book highlights the significant statutes and regulations as well as other legal issues that need to be considered when advising clients in the development, construction, financing, and leasing of a green building. Topics include federal incentive programs, financing, alternative energy, site selection, land use planning, green construction practices, and materials, emerging legal issues, and the effects of climate change on planning and architectural design.

Greening The Housing Stock: Toward Net-zero Cities In East Asia Kyung-hwan Kim, Sock-yong Phang, 2025-10-03 This book provides a comprehensive assessment of the current state of greening the housing sector in five East Asian cities, namely Tokyo, Beijing, Seoul, Hong Kong, and Singapore. For each city, an overview of the housing sector is presented, followed by detailed analysis of green building schemes as well as regulations and incentives that have been implemented. In addition, challenges that the city's government faced in driving retrofitting and redevelopment of the housing sector are highlighted, since they are critical in meeting the net zero targets as well as increasing new housing supply in these cities. Each chapter also provides examples of successful

green residential projects and the role that green finance plays in the transition The findings and lessons that are drawn from the case studies will allow for identification of obstacles proposals for new policies and or the redesign of existing policies and urban regeneration frameworks for each city These findings and lessons will also inform other cities facing similar challenges either currently or in the future      **Advances in Energy and Built Environment** Guoqiang Zhang,N. D.

Kaushika,S. C. Kaushik,R. K. Tomar,2019-06-29 This book comprises select papers presented at the International Conference on Trends and Recent Advances in Civil Engineering TRACE 2018 The book presents results of experimental investigations into the latest topics related to energy and built environment The topics covered include green and clean technologies zero energy buildings solar energy energy conservation and heat recovery and solar architecture The contents of this book will be beneficial to students researchers and professionals working in the area of energy and built environment engineering

**Emerging Research in Sustainable Energy and Buildings for a Low-Carbon Future** Robert J. Howlett,John R. Littlewood,Lakhmi C. Jain,2021-02-06 This book contains an introduction and 20 studies each describing a recent research investigation in the area of sustainable and resilient buildings built environment infrastructure and renewable energy Contributions are from many different countries of the world and on a range of topics representing a sample of research within the sustainable energy and buildings field The book begins with chapters on the sustainable design of buildings followed by descriptions of issues relating to the renovation restoration and reconstruction of existing buildings or in one case a railway wagon The next part of the book covers factors that form barriers or impediments to low or zero carbon buildings followed by studies of issues relating to policy and certification There then follow four chapters on various topics related to sustainable buildings undergraduate courses insurance issues biophilia relating to buildings and thermal conductivity measurement There are several chapters relating to renewable energy followed by two chapters with a sustainable transport theme one relating to electric vehicles and the other about a sustainable road infrastructure The final chapter is on the manufacture of sustainable building components for the UK housing sector The book is of use to engineers scientists researchers practitioners academics and all those who are interested to develop and use sustainability science and technology for the betterment of our planet and humankind and to mitigate climate change reality      The Power of Existing Buildings Robert Sroufe,Craig Stevenson,Beth Eckenrode,2019-11-12 Your building has the potential to change the world Existing buildings consume approximately 40 percent of the energy and emit nearly half of the carbon dioxide in the US each year In recognition of the significant contribution of buildings to climate change the idea of building green has become increasingly popular But is it enough If an energy efficient building is new construction it may take 10 to 80 years to overcome the climate change impacts of the building process New buildings are sexy but few realize the value in existing buildings and how easy it is to get to zero energy or low energy consumption through deep energy retrofits Existing buildings can and should be retrofit to reduce environmental impacts that contribute to climate change while improving human health

and productivity for building occupants In *The Power of Existing Buildings* academic sustainability expert Robert Sroufe and construction and building experts Craig Stevenson and Beth Eckenrode explain how to realize the potential of existing buildings and make them perform like new This step by step guide will help readers to understand where to start a project develop financial models and realize costs savings assemble an expert team and align goals with numerous sustainability programs *The Power of Existing Buildings* will challenge you to rethink spaces where people work and play while determining how existing buildings can save the world The insights and practical experience of Sroufe Stevenson and Eckenrode along with the project case study examples provide new insights on investing in existing buildings for building owners engineers occupants architects and real estate and construction professionals *The Power of Existing Buildings* helps decision makers move beyond incremental changes to holistic results oriented solutions *Future is Urban: Livability, Resilience & Resource Conservation* Utpal Sharma,R. Parthasarathy,Dr Aparna,2023-05-26 Cities have played an important role in our lives since the dawn of civilization However cities are slowly becoming overwhelmed and therefore intervention is desirable towards green blue and egalitarian nature Even with current urban issues we must rise to the occasion as professionals to create cities that are social cities that take care of the environment and cities that are digital Increased citizen participation is indispensable in this process The International Conference on Future is Urban IFCU 21 Dec 16 18 2021 Ahmedabad India takes into account Livability Resilience Resource Conservation for planning Future and cities in future *The Green Building Revolution* Jerry Yudelson,2008 The Green Building Revolution introduces reader to the basics of green building and to the projects and people that are advancing this movement It shows readers why and how to start thinking about designing building and operating high performance environmentally aware primarily LEED certified buildings on conventional budgets **The Green Building Bottom Line (GreenSource Books; Green Source) : The Real Cost of Sustainable Building** Martin Melaver,Phyllis Mueller,2008-10-31 What are the real costs and real benefits of building green As any builder knows cost estimation and reality are often two very different things The Green Building Bottom Line makes the case for green building by providing the insights and data that demonstrate the true costs and benefits of building green It s a why to and a how to that explores everything from the ground up The Green Building Bottom Line puts an entire development team at the table to better understand both the issues encountered and what s behind the perceived price premium for building green This candid and transparent account explores every aspect of green development on groundbreaking projects from the nation s first all retail LEED core and shell project to an innovative multitenanted LEED Existing Buildings office project to a mixed use hotel retail condo project in a transitional urban market The authors focus on such issues as values culture life cycle costs insurance financing coordinating a team marketing and negotiating leases Includes Detailed case studies of green building projects start to finish Information on financial legal and operational aspects of the job The real world costs of green building not unrealistic estimates A behind the scenes look at the LEED building

process Unique insight from those who have actually done the work The Green Building Bottom Line covers Economical and ecological benefits Auditing sustainability in existing buildings Financial benefits of green tenancy Loan analysis Insurance underwriting Expense reduction Writing a green lease Converting an existing building Green retail Brokering sustainability Marketing HR practices and processes

**Green Facilities: Industrial and Commercial LEED Certification (GreenSource)** Greg Winkler,2011-04-04 An in depth guide to greening industrial and commercial facilities This GreenSource book is a valuable strategy and planning resource for saving money and energy by implementing sustainable production and business operations Green Facilities Industrial and Commercial LEED Certification examines a wide range of sustainability factors and reveals how to control costs through focused attention on reduced energy consumption enhanced equipment efficiency consistent maintenance and more flexible building and human resource management Specific industry resources for each strategy are included in this practical guide GREEN FACILITIES INDUSTRIAL AND COMMERCIAL LEED CERTIFICATION COVERS LEED certification and other sustainability programs Indoor health and thermal comfort Utilities including renewable energy and on site energy generation Operations indoor chemicals water management lighting cleaning and more Building features such as doors windows loading docks insulation and air infiltration Exterior features including landscaping paving shading siding roofing and more Web resources software and government and utility programs

**Sustainable Environment and Transportation** Ming Jin Chu,Hui Zhong Xu,Zhi Lin Jia,Yun Fan,Jiang Ping Xu,2012-05-14 Selected peer reviewed papers from the 2nd International Conference on Civil Engineering Architecture and Building Materials CEABM 2012 May 25 27 2012 Yantai China

**Green Building Technologies and Materials II** Zhi Li Cheng,Li Qun Guo,Jing Wu,2013-05-14 Selected peer reviewed papers from the 2nd International Conference on Green Buildings Technologies and Materials GBTM 2012 December 27 28 Wuhan China *Materials and Technologies for Green Construction* Mohammad Arif Kamal,2014-11-07 Special topic volume with invited peer reviewed papers only *Green Technologies and Sustainable Development in Construction* Xing Kuan Wu,Jibril Danazimi Jibril,Dodo Yakubu Aminu,Jing Wu,Hao Xie,2014-05-07 Selected peer reviewed papers from the 3rd International Conference on Green Buildings Technologies and Materials GBTM 2013 December 21 22 2013 Kuala Lumpur Malaysia

**Green Roof Construction and Maintenance (GreenSource Books)** Kelly Luckett,2009-08-03 A Complete Guide to Building and Maintaining Green Roofs Written by an industry expert in green roof design and installation this GreenSource book presents all of the information you need to skillfully design construct and maintain green roofs You will find a wealth of practical details gathered through real world implementations and independent research Green Roof Construction and Maintenance explains how to design a green roof plan for irrigation and drainage select and place soil and plants and maintain the entire setup The book also discusses return on investment LEED design specifications and the myriad short and long term environmental benefits of green roofs Filled with step by step illustrations and full color photographs this is a valuable hands on guide to a rapidly emerging trend

in the sustainability movement Green Roof Construction and Maintenance includes Key questions to ask at each stage of the green building process Tested tips and techniques for successful structural design Construction methods for new and existing buildings Information on insulation drainage detailing irrigation and plant selection Details on optimal soil formulation Illustrations featuring various stages of construction Best practices for green roof maintenance A survey of environmental benefits including evapo transpiration storm water management habitat restoration and improvement of air quality Tips on the LEED design and certification process Considerations for assessing return on investment Color photographs of successfully installed green roofs Useful checklists tables and charts

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