

# Another Shade of Green



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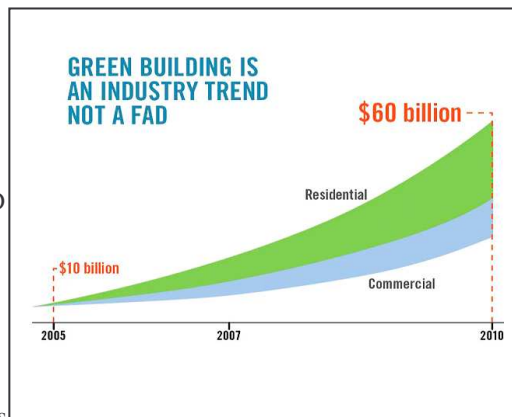
Well we walked through the LEED-NC program in some detail. We looked at every major section and I tried to point out how Cold-Formed Steel solution can impact each section. If you think it sounds complicated, it is (or at least the “devil is in the details”!). It’s also changing at a pretty fast pace as well as new science or new products are developed or as new pressures shift in the marketplace.

The most popular green building programs are designed to be somewhat flexible to account for various needs of all areas across the country. For instance, water issues are a high priority in the southwestern US. Water conservation issues are important in the Midwest as well, but not as important other things like thermal issues. The variables across the country means application of the green building programs is left to ‘local experts’ who can help make all the ‘trade-off’ decisions that are required in any project.

The best way to get your arms around any green building program is to remember the main purpose – “to assist in the creation of high performance, healthful, durable, affordable and environmentally sound buildings”. This is done by focusing on water efficiency, energy consumption, site selection, material selection, and indoor air quality of the structure. The programs provide guidance by rewarding practices with a positive impact while discouraging practices which have a negative impact environmentally, economically and socially.

The other LEED programs, GreenGlobes, NAHB’s Green Building Program and others which are available all have the same basic goals in mind. Some, such as the other LEED programs, are designed for a particular building use (LEED for Schools, LEED for Healthcare, LEED for Retail, etc.) and others are designed for building type (LEED for Homes and NAHB Model Green Home Program as well as LEED - Commercial Interiors and LEED Neighborhoods). They all vary somewhat on the specifics and some weight the value of certain practices differently but in reality there isn’t a lot of difference in the goals of the programs.

Some important differences do exist however in how the programs actually work. GreenGlobes involves an online series of questionnaires to ‘self-assess’ the building and a two stage third-party assessment process where the construction documents are reviewed prior to construction and the building itself is inspected after it’s built. LEED uses a registration process and certification process where each credit is thoroughly reviewed to determine compliance. This review is done by the US Green Building Council itself and not a third party. NAHB Model Green Home Program is slightly different again using “verifiers” who are approved by NAHB through an application process.



Each program works to gain a competitive advantage over another for similar projects. Some are more expensive than others. Some may be perceived as more prestigious than others. Some are preferred by various municipalities or owners (for example many US Government agency’s use LEED).

In 2002, LEED projects (of all types) totaled approximately 35 million square feet of building space. Currently 3.6 Billion square feet of commercial building space is involved in a LEED certification program. By 2010, it is expected that 10% of all commercial construction will be “green”. McGraw-Hill states that by 2009, 80% of corporate America is expected to be engaged in green at least 16% of the time, and 20% will be engaged in green 60% of the time.

What this means is that “Green” is here to stay and gaining momentum every day! Have a SAFE and Sustainable week!

**Reduce!**

**Reuse!**

**Recycle!**



**STEEL**  
IS THE NEW GREEN.



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