

building a green

los angeles



what is green building?

GREEN building reflects design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and occupants in the following areas:

- > SUSTAINABLE SITE PLANNING
- > SAFEGUARDING WATER & WATER EFFICIENCY
- > ENERGY EFFICIENCY & RENEWABLE ENERGY
- > CONSERVATION OF MATERIALS & RESOURCES
- > INDOOR ENVIRONMENTAL QUALITY

environmental impact of buildings in the US



Public and private buildings in the United States are responsible for:

- > 65% of total electricity consumption
- > 30% of total greenhouse gas emissions
- > 136 million tons of construction and demolition waste
- > 12% of potable water
- > 40% (2 billion tons annually) of raw materials used globally

benefits of green building

Environmental benefits: reduces the impacts of natural resource consumption, reduces solid waste production, and improves air and water quality

Economic benefits: reduces operating costs, improves employee productivity, increases property values

Health and safety benefits: improves indoor air and thermal environments. Enhances occupant comfort and health

Community benefits: minimizes strain on local infrastructures and improves overall quality of life

facilitating the process



PRIORITY PLAN CHECK FOR GREEN BUILDINGS

Los Angeles Department of Building and Safety (LADBS) is offering Priority Plan Check for qualifying green building projects. For more information call **888.LA4.BUILD**

Los Angeles Department of Water and Power is offering Priority Service Planning for qualifying projects. For more information about water service contact Hugo Torres at **213.367.1178** and for electric service contact Marvin Moon at **213.367.1716**

CEQA GUIDANCE

Information on the CEQA process in the City of Los Angeles is available in two publications. To learn more about these publications visit **www.lacity.org/EAD**

HAZARDOUS & TOXIC MATERIALS PROGRAM

The City of Los Angeles Environmental Affairs Department offers a business assistance program that provides direct, non-regulatory technical assistance, educational forums, and publications that focus on improving manufacturing efficiencies through cost-effective pollution prevention practices. For further information visit **www.lacity.org/EAD**

LA BROWNFIELDS PROGRAM

The Environmental Affairs Department offers a variety of programs to assist you with brownfield site redevelopment. For more information please visit: www.lacity.org/ead/labf

PARKING REDUCTIONS

The Department of City Planning offers reduced parking requirements for qualifying affordable housing developments. Qualifying developments located near transit may apply for a variance to receive reduced parking. Contact Helene Bibas in the Department of City Planning at **213.978.1365**

STORMWATER DESIGN, QUANTITY & QUALITY CONTROL

Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the

quantity and improve the quality of rainfall runoff that leaves the site. Developers are encouraged to begin work on complying with these regulations by visiting the LA City Department of Public Works, Bureau of Sanitation, Watershed Protection Division in the design phase of their projects. For more information go to: www.lacity.org/SAN/watershed

GREEN ROOFS

Green roofs provide a host of potential benefits to building owners and the surrounding community. Visit www.lacity.org/EAD to obtain a copy of the Green Roofs Guide.

TREES FOR A GREEN LA

LADWP provides up to 7 free trees per household or 50 per commercial property in a wide variety of sizes and types to provide cooling shade and improve the environment. Information and applications can be found at www.ladwp.com/trees

WATER EFFICIENT LANDSCAPING

The Metropolitan Water District has information about "California Friendly" landscaping and other water saving tips. For more information go to www.bewaterwise.com

WATER SAVING TECHNOLOGIES

The Los Angeles Department of Water and Power has a variety of programs to assist you with water conservation. For more information visit www.ladwp.com/water

Technical Assistance Program

The program (TAP) is a financial incentive program offering commercial, industrial, institutional, and multifamily residential customers in Los Angeles up to \$100,000 for the installation of pre-approved equipment and products, which demonstrate water savings.

Save Water Save a Buck Rebate Program

This program provides rebates for LADWP business and multi-family customers for a variety of conserving measures in both new construction and retrofit projects.

High-Efficiency Clothes Washer Rebate Program

A high-efficiency clothes washer can save you up to 30 gallons of water per load; use less energy for water heating and clothes drying; save you up to \$100 per year in water, sewer and energy costs; and qualify you for a \$250 rebate.



programs for sustainable site planning

programs for water efficiency



OPTIMIZING ENERGY PERFORMANCE

LOS ANGELES DEPARTMENT OF WATER & POWER

LADWP offers a wide variety of programs for both retrofitting existing buildings and construction of new buildings to be more energy efficient. For more information, go to www.ladwp.com and click on "Rebates & Programs."

New Construction/LEED Incentive Program

This program provides cash incentives for new and major renovation projects that exceed energy efficiency standards, including a very generous program for projects that are LEED certified. Visit www.ladwp.com/newconstruction for more information.

Energy Efficiency Retrofits

LADWP also provides cash incentives for upgrading existing equipment to new, energy-efficient technologies, including lighting, chillers, refrigeration, and a wide variety of other equipment. In many cases, these programs will pay all of the incremental cost of these technologies. Visit www.ladwp.com/nrrp for more information.

Consumer Appliance Rebates

This program provides rebates for the replacement of existing appliances and equipment in single and multi-family residences with new, energy-efficient models. Qualifying equipment includes refrigerators, air conditioners, windows, pool pumps, and much more. Visit www.ladwp.com/crp for more information.

programs
for
energy
efficiency

SOUTHERN CALIFORNIA GAS COMPANY

Savings By Design

This energy efficiency program provides technical and financial resources to help commercial and industrial customers save energy and money when they design, expand, or change new or existing processes and facilities.

www.socalgas.com/business/eep/eep_savings_by_design.shtml

A variety of other programs are offered including:

- > Multiple Energy Efficiency Rebate Program
- > The Business Energy Efficiency Program (BEEP)
- > The Large Energy Efficiency Grant Program for Large Non-Residential Customers
- > Express Efficiency Rebate

For additional information please visit: www.socalgas.com/energyefficiency/

ON-SITE RENEWABLE ENERGY

Solar Incentives

LADWP offers a solar incentive program for residential and commercial customers to make solar power more affordable. For more information and a link to LADWP Solar Incentive Program Guidelines please visit: www.ladwp.com/solar

Green Power

LADWP offers customers the opportunity to purchase Green Power for a \$0.03/kwh surcharge for up to 100% of customer demand. Contact the Green Power program at **1.800.GREENLA** or visit www.ladwp.com/greenpower for more information.

Recycling Can Lower Your Disposal Costs and Save Landfill Space
Each year, the City of Los Angeles disposes over 100,000 tons of construction and demolition debris. Much of this debris can easily be recycled rather than disposed. Many recyclers accept construction and demolition materials at much lower prices than landfills.

programs for conservation of materials & resources

CONSTRUCTION WASTE MANAGEMENT

The Los Angeles Department of Public Works, Bureau of Sanitation, Citywide Recycling Division provides information and technical assistance on construction waste management.

See the C&D Recycling Guide at:
www.lacity.org/SAN/solid-resources/recycling/C&D.htm

COMMERCIAL & MULTIFAMILY RECYCLING PROGRAMS

The Los Angeles Department of Public Works, Bureau of Sanitation, Citywide Recycling Division operates several programs. For additional information contact: 213.485.2260

or go to: www.lacity.org/SAN



programs for environmental quality

LOW-EMITTING MATERIALS

Select coatings that contain zero or low content volatile, organic compounds (VOC's).

For additional information visit: www.aqmd.gov

RESOURCES

CITY OF LOS ANGELES DEPARTMENTS

Bureau of Engineering's Sustainable Design Implementation Program
<http://eng.lacity.org/projects/sdip>

Bureau of Sanitation
www.lacity.org/SAN

Community Redevelopment Agency
www.crala.net

Department of Building & Safety
www.ladbs.org

Department of City Planning
<http://cityplanning.lacity.org>

Department of Housing
www.lacity.org/lahd

Department of Neighborhood Empowerment
www.lacityneighborhoods.com

Department of Public Works
www.lacity.org/DPW

Department of Transportation
www.lacity.org/LADOT

Environmental Affairs Department
www.lacity.org/EAD

Urban Forestry Division
www.lacity.org/BOSS/UrbanForestryDivision/index.htm

UTILITIES

Energy Star
www.energystar.gov

Home Energy Saver
www.homeenergysaver.lbl.gov

Los Angeles Department of Water & Power
www.ladwp.com

Metropolitan Water District
www.mwdh20.com

Southern California Gas Company
www.socalgas.com/energy_efficiency

US Department of Energy
Energy Efficiency & Renewable Energy
www.eere.energy.gov/buildings

GREEN BUILDING BASICS

Eco-Home Network
www.ecohome.org

Environmental Building News
www.buildinggreen.com

Environmental Design & Construction Magazine
www.edcmag.com

Global Green USA
Green Building Resource Center
www.globalgreen.org/gbrc/index.htm

Green Home Guide
www.greenhomeguide.com

Greener Buildings.Com
www.greenerbuildings.com

Healthy Building Network
www.healthybuilding.net

LACOMAX
www.ladpw.org/epd/lacomax
(helps businesses, organizations and institutions to find alternatives to landfill)

Natural Resources Defense Council
www.nrdc.org/cities

Rocky Mountain Institute
www.rmi.org

TOOLS FOR BUILDING GREEN
BEES (Building for Environmental & Economic Sustainability)
www.bfrl.nist.gov/oae/software/bees.html

California Integrated Waste Management Board
Sustainable Building Tool Kit
www.ciwmb.ca.gov/GreenBuilding/

Construction Waste Calculator
www.wastematch.org/reuse/calculator.htm

EarthCraftHouse
www.earthcrafthouse.com

Low Impact Living
www.lowimpactliving.com

Sustainable Works
www.sustainableworks.org

Whole Building Design Guide
www.wbdg.org

MATERIALS & PRODUCTS
Environmental Home Center
www.environmentalhomecenter.com

GreenSpec Directory
Building Green's Product Directory
www.buildinggreen.com

Oikos-Green Building Products & News
www.oikos.com

GREEN BUILDING PROGRAMS
Build It Green
www.builditgreen.org

California Green Builder Program
www.cagreenbuilder.org

Collaborative for High-Performance Schools (CHPS)
www.chps.net

Green Communities Initiative
www.enterprisefoundation.org/resources/green

Leadership in Energy & Environmental Design (LEED)
www.usgbc.org/LEED

INDUSTRY ORGANIZATIONS

American Institute of Architects
www.aia.org

American Planning Association
www.planning.org

The American Society of Landscape Architects
www.asla.org

California Building Industry Association
www.cbia.org

THIRD PARTY CERTIFIED MATERIALS & PRODUCTS
California Integrated Waste Management Board Recycled-Content
www.ciwmb.ca.gov/rcp

Carpet & Rug Institute
www.carpet-rug.com

Forest Stewardship Council
www.fscus.org

GreenGuard
www.greenguard.org

Green Seal
www.greenseal.org

Scientific Certification Systems
www.scscertified.com

US Environmentally Preferable Products Database
www.epa.gov/oppintintr/epp

LANDSCAPING & HABITAT
California Native Plant Society
www.cnps.org

Hollywood Beautification Team
www.hbteam.org

Korean Youth Community Center
www.kycccla.org

Los Angeles Conservation Corps
www.lacorps.org

Los Angeles County Landscaping Guidelines
http://ladpw.org/wmd/watershed/la/larmp_construction_gdlns.cfm

North East Trees
www.northeasttrees.org

TreePeople
www.treepeople.org

Theodore Payne Foundation
www.theodorepayne.org