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# Joint Labor Management Committee

Working Together to Build the Best Roofs



## News Update

August 5, 2011



### A Possible Contractor Market

LEED has certainly become the standard for green buildings in the United States. There is a move underway to incorporate much of the LEED environmental assessment rating system into building codes for the private sector. Under Executive Order 13514 Federal buildings have mandates to phase in much of the LEED standard over the next 5 years. The USGBC is actively lobbying state legislatures to adopt LEED and exclude competing systems.

There are many people in the construction trade worried that a single standard will be codified giving the USGBC unwarranted power. These people argue that the ideal system should be open standards based, easy to use and inexpensive.

Green Globes is a LEED alternative. Let's present a little history. Both LEED and Green Globes were derived from BREEM in 1996, (*Building Research Establishment Environmental Access Method*). Green Globes was developed for use in the UK and Canada. In 2000, the system went online and is now known as GEM (*Global Environmental Method*) in the UK and is sponsored by the RICS Foundation there. In Canada, it is run by BOMA Canada and is known as 'Go Green Plus'. In the US it is Green Globes, run by GBI (*Green Building Initiative*). Jones Lang LaSalle acquired ECD Energy and Environment Canada, the software developer of the online Green Globes tool. It is likely that JLL will pursue Green Globes certification for buildings they own and operate. (*GBI and BOMA Canada retain licensing rights to develop and distribute their respective Green Globe versions, within their respective countries.*)

What's the difference between Green Globes and LEED?

Item	Green Globes	LEED
<b>Cost</b>	The typical cost for Green Globes is approximately \$5000-\$7000	The typical cost for LEED is \$13000 or more.
<b>Ease of Use</b>	Green Globes uses an online assessment that is designed so that any building professional can complete the survey.	Assessments are performed by a LEED AP, is paper based making access to data difficult.
<b>Third Party Verification</b>	Assessment can be performed by a building professional with specialized training.	Requires a LEED AP who has passed an examination.
<b>Building Eligibility</b>	There are no minimum standards. Not applicable items are omitted from the rating process. This allows older buildings to achieve a green rating for making improvements that can be made.	LEED requires minimum standards, making it difficult for many existing buildings to achieve a LEED rating. This practice discourages existing building owners from performing green upgrades all together.
<b>Scope / Coverage</b>	Addresses 85% of the points in LEED.	Addresses 80% of the points in Green Globes.
<b>Emphasis</b>	More heavily weighted on Life Cycle Assessment than LEED.	Encourages innovation for new buildings or major retrofits.



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## The President's Plan for Better Buildings

The President has proposed to make American businesses more energy efficient through a series of new initiatives:

- **New tax incentives for building efficiency.** The President is calling on Congress to redesign the current tax deduction for commercial building upgrades, transforming the current deduction to a credit that is more generous and that will encourage building owners and real estate investment trusts (REITs) to retrofit their properties. These changes could result in a ten-fold increase in commercial retrofit take up, leveraging job-creating investments.
- **More financing opportunities for commercial retrofits.** The Small Business Administration is working to encourage existing lenders to take advantage of recently increased loan size limits to promote new energy efficiency retrofit loans for small businesses.
- **"Race to Green" for state and municipal governments that streamline regulations and attract private investment for retrofit projects** Much of the authority to alter codes, regulations, and performance standards relating to commercial energy efficiency lies in the jurisdiction of states and localities. The President's Budget will propose new competitive grants to states and/or local governments that streamline standards, encouraging upgrades and attracting private sector investment.

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Green Globes is ANSI-ASHRAE approved. Both Green Globes and LEED have 4 rating levels:

### Green Globes

- Four Globes 85-100% - Reserved for select buildings that serve as national or world leaders in reducing environmental impacts and efficiency of buildings
- Three Globes 70-84% Demonstrates leadership in energy and environmentally efficient buildings and a commitment to continual improvement.
- Two Globes 55-69% Demonstrates excellent progress in reducing environmental impacts by applying best practices in energy and environmental efficiency.
- One Globe 35-54% Demonstrates movement beyond awareness and a commitment to good energy and environmental efficiency practices.

### LEED Ratings

- Certified 26-32 points
- Silver 33-38 points
- Gold 39-51 points
- Platinum 52-69 points

Many customers desire the public recognition associated with green initiatives and also the financial benefits of going green but don't know where to start. With LEED's reputation for difficulty, high cost and emphasis on new buildings roofing contractors whose work is tilted toward retrofit may want to consider becoming very familiar with Green Globes due to its low cost, ease of use, bias toward existing buildings and life cycle assessment. Assessment and management of the roof's life cycle could play a key role in a Green Globes certification of your customer's building.

A roof is a long-term purchase. Energy cost, future building codes and consumer attitudes will certainly build momentum for more efficient buildings. Shouldn't roofing contractors help inform their customers of this momentum?

## Designing Roofs for Green

### Consider the four "E's" when designing a green roof:

- **Endurance**
  - Manufacturer's design life of roof.
  - Durability of the roof based on usage factors
  - Restoration options available.
- **Energy usage**
  - Insulation
  - Location / operation / access of HVAC equipment
- **Economic**
  - Return on investment over the life span of the roof.
- **Environment**
  - Water run off
  - Heat island impact
  - Long term health issues
  - Recyclable product content



- **The Better Buildings Challenge.** The President is challenging CEOs and University Presidents to make their organizations leaders in saving energy, which will save them money and improve productivity.
- **Training the next generation of commercial building technology workers.** Hopefully this program will generate more roofing work in the private and public sector for those contractors familiar with green concepts.