

Table of Contents

Overview	v
Schedule	ix

SECTION 1

Introduction	xi
---------------------------	----

Part 1. Green Building

What Does Green Building Mean?.....	3
Definitions.....	4
Why Is Green Building Important?	5
Water Efficiency	6
Energy Efficiency	7
Waste Management	7
Indoor Environmental Quality	8
Sustainability.....	9
Benefits of Green Building.....	11
Green Building History	13

Part 2. Green Building Programs

ENERGY STAR.....	19
ENERGY STAR Homes.....	21
NAHB Model Green Home Building Guidelines	30
Local Green Building Programs	31
NAHB National Green Building Standard	32
RESNET	35

Part 3. LEED for Homes

LEED for Homes	41
LEED for Homes Rating System	44
Two Examples of LEED-Certified Homes.....	54

SECTION 2

Part 4. Green Building Products

What Are Green Building Products?	61
Top Energy Savers	64
Stormwater Runoff Control	67
Pervious Paving Materials	68
Vegetated Roofs	69
Other Green Building Products	72
Reflective Roofs	77
Daylighting	78

Part 5. REGREEN

Residential Remodeling	83
NAHB Green Remodeling	85
REGREEN Residential Remodeling Guidelines	87
10 Project Types	90

Part 6. Appraisal Considerations

Appraisal Reporting	95
Energy Efficient Mortgages (EEMs)	97
Cost Approach	100
Sales Comparison Approach	103
Income Capitalization Approach	104

Appendix

GreenBuilding.com: Green Building Timeline	APP-3
Colorado Building Green: Project Profile	APP-5
Earth Advantage: News Release	APP-9
LEED for Homes Rating System: Glossary	APP-13
ENERGY STAR Qualified Homes: Thermal Bypass Inspection Checklist	APP-21

Overview

Seminar Description

This seminar was developed for residential appraisers who wish to enhance their understanding of green building, recognize the principles of green building as they apply to residential construction, and improve their abilities to appraise these types of properties. The purpose is to provide an in-depth study of what makes a building “green” and how it affects the appraisal process.

Green building techniques are undergoing a rapid transformation with changing technologies. For appraisers with limited backgrounds in appraising these property types, this seminar will provide a foundation for accurate and thorough observation and reporting techniques. For appraisers who are already familiar with appraising these types of properties, this seminar will provide a comprehensive review and a means of remaining current on the latest terminology, technology, and techniques.

The seminar begins with a discussion of what constitutes green building and sustainable standards. It will trace the existing standards postulated by ENERGY STAR and the National Association of Home Builders. Regional and local green building initiatives also will be illustrated. The recent programs of LEED for Homes and REGREEN developed by the U.S. Green Building Council and the American Society of Interior Designers will be explored in detail. Finally, the implications and applications of residential green building will be demonstrated as they apply to the valuation process for residential properties.

Learning Objectives

At the conclusion of the seminar, participants will be able to

- Recognize the ingredients of green building.
- List some benefits of green building.
- Summarize the ENERGY STAR Program.
- List other green building programs.
- Recognize the major components of the LEED for Homes Rating System.
- Recognize the various types of green building products.
- Recognize the major components of the REGREEN Residential Remodeling Guidelines.

- Recognize how green building techniques may affect the three approaches to value.

Learning Enhancements

The seminar has been designed with a variety of elements to enhance your learning experience.

- **Preview.** To give you a taste of what is to come, each Part begins with a Preview page that identifies learning objectives to consider as you move through the content.
- **Learning Objectives.** Each learning objective covers essential information you need to know to fully understand the concepts in the seminar. Look them over before the Part begins so that you have a frame of reference as you move through the material. At the end of each Part, reread the objectives. Are you able to perform what is stated? If not, this is the time to ask your instructor for help. Or, review the concepts that you do not understand.
- **Examples.** To supplement the discussions, examples are included to help you visualize and practice what you're learning.

Classroom Guidelines

To make the classroom environment a positive experience, please follow these guidelines:

- Refrain from using short-range wireless technology.
- Silence cell phones.
- Communicate with business associates during break time instead of class time.
- Limit use of laptops to classroom projects.
- Put away reading materials such as newspapers and books that are not used in class.
- Use recording devices only if prior permission has been granted.
- Refrain from ongoing conversations with those seated near you and other distracting behavior.

General Information

- **Breaks.** There will be one 15-minute break during the morning session and one 15-minute break during the afternoon session. The lunch break is one hour. A meal is not provided unless specified in the sponsor's advertising or in your seminar confirmation materials.
- **Attendance sheets** will be distributed during class to verify your attendance during the morning and afternoon sessions. Attendance for the entire seminar is required.
- **Certificates of completion** will be e-mailed upon completion of the seminar.