

Going GREEN

Frequently Asked Questions

What's a Green Building?

Green building programs have been available for over 20 years. The purpose of a typical green building is to conserve energy and reduce the building's impact on the environment. Originally considered a fad by most professionals, the tone is changing. Design efficiency coupled with proper resource management is proving to be a winning combination. Green buildings are saving money – big money. As well, they conserve resources, and provide superior work environments.

What is TIGOR + Green?

The green building process usually includes a point grading system to evaluate how well a building scores on environmentally sensitive criteria (site development, water savings, energy efficiency, materials selection, and indoor environmental quality). The national standard is Leadership in Energy and Environmental Design (LEED) Green Building Rating System™.

Our programs focus on EPA and LEED criteria as they relate to waterfront building construction. To date, "Marina LEED" is falling behind the clean marina programs where vendors and contractors are pursuing procedural changes with vigor. We are committed to promoting green building programs at commercial construction projects; and at waterfront sites specifically.

As well, we assist with implementing green procedures and advocate expanding their use. We aid marine contractors and vendors with realizing the benefits.

I've heard a lot about building to save energy in home construction. What is that?

The Energy Star system is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy. They describe their purpose "to help save money and protect the environment through energy efficient products and practices." Most home builders and appliance manufacturers use the system to varying degrees. As of 2006, LEED standards are being used in EPA criteria.

Why don't I see local green building codes?

Building codes outline structural and life safety requirements for buildings. Long term environmental effects or best maintenance procedures are not part of the scope. As well, a typical turn-around time for a building code revision is three years (or more). EPA and LEED requirements will be included in future codes, by reference -- as positive green building results continue.

Am I required to build green?

No. Green programs (which are not already part of building codes) are voluntary.

Does all this cost more money?

The short answer is, maybe, but it doesn't have to. We recognize all the pressures owners experience trying to meet budget constraints. That is why our green team will investigate the complete plan, research alternatives, and propose a cost effective path. Historically, sustainable building programs have additional capital costs (2-15%); but most of that is paperwork for certification. These costs were justified by future savings in building maintenance costs over several years (typical savings of 10-60%). Today, in most cases, capital costs for green construction are less, the return on investment is much quicker; and many environment friendly

products are very price competitive. With the possible exception of extra time for a certification process, building green should not cost more.

Will building green delay my project?

No. To the contrary, there are an increasing number of building departments and regulatory agencies who are streamlining the permit process for green construction. Your project may slow down if contractors or suppliers are not familiar with requirements.

Is funding available for building green?

Yes, in many cases. There are a number of national and state programs which offer grants and low interest loans for using alternative energy or energy saving building techniques. Local utility companies offer a variety of programs. Other, funding possibilities are available from specific industry groups (i.e. Green Lodging, Clean Marina). Industry associations are allied with manufacturers offering product and supplier discounts. Insurance companies are beginning to offer discounts for LEED certified buildings. We help you with these resources.

How do I find more information about green and sustainable buildings?

Our green team will assist in educating you and your personnel about the green building process. For introductory information go to our web site (www.tigor.net/green)

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