



***What Every General Counsel  
Needs to Know About***

# GOING green

***...from the Legislative, Real  
Estate and Client Perspective***

**Presented by Andrew C. Kienle, Esq & Christopher R. Elliott, Esq.**

## Introduction

### **Attorney Backgrounds**

- Andrew C. Kienle, Esq.
- Christopher R. Elliott, Esq.



### **Overview of Seminar**



## Understanding Existing & Proposed Sustainability Legislation

- ❑ **AB32** – the nation’s first cap on green house emissions.
- ❑ **Cal Green** – the nation’s first mandatory green building codes.
- ❑ **Local Codes** -Los Angeles, West Hollywood, Long Beach and Palm Desert, No. California and counting...

## Certification/Rating Programs

- LEED**
- Energy Star**



## **Greening Your Company's Real Property and Leases**

- Pro's and Cons of a "Green Lease"**
- Typical Contract Provisions**



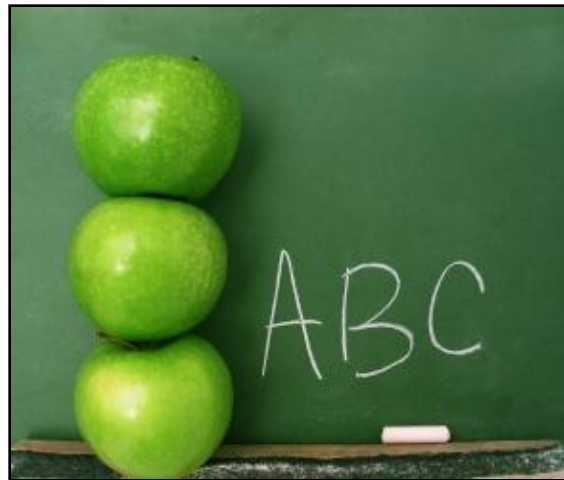
# The Future of Green Litigation

## □ Preparing For It



## How to Advise Your Company or Client

- ❑ **Effectively Communicate the A-B-C's of Going Green to your Company or Client**



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## Green Resources

- **AB32** - "The Global Warming Solutions Act of 2006"  
[www.arb.ca.gov/cc/ab32/ab32.htm](http://www.arb.ca.gov/cc/ab32/ab32.htm)
- **ASHRAE** - American Society of Heating, Refrigerating and Air-Conditioning Engineers  
[www.ashrae.org](http://www.ashrae.org)
- **BOMA 360** - Building Owners & Managers Assoc. certification/rating system  
[www.boma.org](http://www.boma.org)
- **Building Energy Performance Info** - Newsletter  
[www.bepinfo.com](http://www.bepinfo.com)
- **CALGREEN** - California's new mandatory green building code  
[www.bsc.ca.gov/default.htm](http://www.bsc.ca.gov/default.htm)
- **DSIRE** - Database of State Incentives for Renewables & Efficiency  
[www.dsireusa.org](http://www.dsireusa.org)
- **U.S. Department of Energy -Energy Star** - EPA's certification/rating system  
[www.energystar.custhelp.com/cgi-bin/energystar.cfg/php/enduser/std\\_alp.php](http://www.energystar.custhelp.com/cgi-bin/energystar.cfg/php/enduser/std_alp.php)
- **GBI** - Green Building Initiative - "Green Globes" certification/rating system  
[www.thegbi.org](http://www.thegbi.org)
- **USGBC** - U.S. Green Building Council  
[www.usgbc.org](http://www.usgbc.org) (website includes the following:)

**LEED** - Leadership in Energy and Environmental Design

**LEED AP** - "accredited professional"

**LEED EB or EBOM** - "existing building" or "existing building operation and maintenance"

**LEED FAQ's** - [www.usgbc.org/ShowFile.aspx?DocumentID=3330](http://www.usgbc.org/ShowFile.aspx?DocumentID=3330)

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