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The Artists for Humanity EpiCenter building in South Boston is LEED certified with the highest designation because of all the steps taken during and after construction to make it green.

Photo: NICK CZARNECKI

For green real estate, follow a good LEED

"Green." It's a buzz word these days when talking about real estate.

Many developers boast their homes and projects are "green." They brag about the energy efficiency or the sustainability of their construction.

And real estate brokers believe these changes will benefit your pocket as well as the environment.

"What a consumer wants is to understand the benefits of buying green," explains Paul Santucci, a real estate agent from BostonLofts. "When buyers compare the long-term savings benefits of the efficient mechanical systems, and other sustainable materials a green home has, they will combine this, and the environmentally friendly facet, and usually decide to go green."

Daniel Glickman, president of Sustainable Construction Services in Sherborn, which focuses on maximizing the efficiency of a home, while making minimal impacts on the environment, says creating a "green" home isn't as easy as buying a few energy-efficient appliances.

"Buying the most efficient heating system on the market sounds like a good idea, but what does it matter if you have terrible insulation or leaky windows," he says.

That doesn't mean you need to overhaul your entire home in order to make it more environmentally friendly. Baby steps are fine, according to Glickman, as long as you start off with a long-term plan.

"If for now you are changing the windows in your home, but know that eventually you want to change your whole heating system too, it is important to get proper consulting," he advises. "Too often people look at the narrow aspect of the task instead of looking at the big picture."

WHAT IS LEED?

LEED (Leadership in Energy and Environmental Design) is an internationally recognized green building certification system developed by the U.S. Green Building Council, providing third-party verification that a building was built using strategies aimed at improving performance across several metrics: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.



**CHRISTINA
WALLACE**

Your turn:



"Good news and taken an excellent step for us , LEED is some of the appropriate certification course for us
[url=http://www.agricultureguide.org/]greenhouse[/url] "

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