Sustainable Architecture Subject Guide

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Sustainable architecture and green buildings are designed in a way to reduce the negative environmental impact of buildings by incorporating efficiency and moderation in the use of materials, energy, and development space.

There are several features which can make a building green, including

- Efficient use of energy, water and other resources
- Use of renewable energy, such as solar energy
- Pollution and waste reduction measures, and the enabling of re-use and recycling
- Good indoor environmental air quality
- Use of materials that are non-toxic, ethical and sustainable
- Consideration of the environment in design, construction and operation
- Consideration of the quality of life of occupants in design, construction and operation
- A design that enables adaptation to a changing environment

(Taken from “About Green Building” released by the World Green Building Council)

This subject guide includes resources for both commercial and residential green buildings and features. For more information on renewable energy systems, such as solar and wind, review our other subject guides at www.iaao.org/subjectguides.

Articles & Books in the LibraryLink Catalog

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Built green value analysis : east King County single-family residential & Seattle multifamily townhome markets, by Gardner-Johnson LLC, 2009.


Finding green in sustainability: how to get in on the ground floor of this fast-moving building trend, by Kathy Price-Robinson. Valuation Insights & Perspectives, Second Quarter 2009, 10-17.

Green building in the context of valuation, presented by Ross Litkenhous and Galen Sencil at the 78th Annual International Conference on Assessment Administration, 2012.


Green noise or green value?: measuring the effects of environmental certification on office value, by Franz Fuerst and Patrick McAllister. Real Estate Economics, Spring 2011, 39 (1), 45-69.


The impact of LEED neighborhood certification on condo prices, by Julia Freybote et. al. Real Estate Economics, Fall 2015, 43 (3), 586-608.

Jack was right: the giant did have a pot of gold. How green buildings affect property values, presented by Kelly Gearhart at the 73rd Annual International Conference on Assessment Administration, 2007.


Negative energy: Clean-energy advocates battle mortgage lenders over the validation of the ever-popular Property Assessed Clean Energy program, by Russell Nichols. Governing, September 2010, 23 (12), 54-55.


Understanding the key elements of sustainable construction, presented by Charlie Popeck at the 77th Annual International Conference on Assessment Administration, 2011.

Valuation of challenging buildings, presented by Ed Martinez, James A. Glickman, and James R. Siebers at the 80th Annual International Conference on Assessment Administration, 2014.


Valuing a LEED platinum development: British Columbia, presented by Richard McMahon and Josephine Lim at the 76th Annual International Conference on Assessment Administration, 2010.


Online Reports and Articles


Appraisers analysis of pearl national home certification sales premiums: making value visible in our nation’s homes, by Sandra Adomatis, 2017.

An assessment of PACE local government financing issues in three states: how the local government finance authority and culture of special assessments in North Carolina, Georgia, and Florida impact property assessed clean energy programs in each state, by Adam C. Parker and Jeffrey A. Hughes, 2012.

Bringing green homes within reach: healthier housing for more people, by Charles W. Schmidt, 2008.


Comparative policy study for green buildings in U.S. and China, by Nina Khanna et. al., 2014.


C-PACE program guidelines, by Clean Energy Finance and Investment Authority, 2012.


Economic impact analysis of property assessed clean energy programs (PACE), by Randall Pozdena and Alec Josephson, 2011.

Effect of LEED ratings and levels on office property assessed and market values, Sofia V. Dermisi. *Journal of Sustainable Real Estate*, 2009, 1 (1), 23-47.


Enhancing energy efficiency and green building design in Section 202 and Section 811 programs, by Kimberly Gugino Wollos et. al., 2011.


Green homes sales prices in Northern California, by Sandra Adomatis, 2018.


Leadership in sustainability a case study: green globe certification and financing and the impact on a multifamily property’s rate of return, by Douglas S. Bible and Michael C. Chikeleze. *Journal of Sustainable Real Estate*, 2018,10 (1), 109-134.

The market valuation of energy efficient and green certified northwest homes, prepared by Northwest Energy Efficiency Alliance, 2015.


National green building standard analysis, by NAHB Research Center and Building Technologies Program, 2012.


Property-assessed clean energy (PACE) financing of renewables and efficiency, by Ron Koenig and Bethany Speer, 2010.

Property assessed clean energy (PACE) replication guidance package for local governments, published by Sonoma County, California, 2012.


The role of dual-pane windows and improvement age in explaining residential property values, by Ramya R. Aroul and J. Andrew Hansz. Journal of Sustainable Real Estate, 2011, 3 (1), 142-161.

Standard requirements for a certificate of completion for residential energy efficiency upgrades, by Building Performance Institute, Standards Technical Committee, 2013.


The value of green labels in the California housing market: an economic analysis of the impact of green labeling on the sales price of a home, by Nils Kok and Matthew E. Kahn, 2012.


Websites

Property Assessed Clean Energy (PACE) Program - Department of Energy's resource center for state and local governments

PACENation - Promotes financing for PACE programs and provides resources for further PACE education

Energy Star - ENERGY STAR is a U.S. Environmental Protection Agency voluntary program that helps businesses and individuals save money and protect the climate through energy efficiency.

Better Buildings, U.S. Department of Energy - initiative of the U.S. Department of Energy designed to improve the lives of American people by driving leadership in energy innovation

U.S. Green Building Council - Responsible for LEED, Leadership in Energy and Environmental Design, certification. Users can also explore their Public Policy Library, an interactive platform that shares details on policies at various levels of government.

World Green Building Council - Global network and leadership for Green Building Councils