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**DID YOU KNOW?**



According to the *Global Green Building Trends SmartMarket Report* presented by McGraw Hill Construction, the following sectors are expected to have "Green Building" growth:

- Education
- Government
- Industrial
- Office
- Healthcare
- Hospitality
- Retail

**MARKET TRENDS**



**World HVAC Equipment Demand**

(Global Average through 2012)

Dear Allison,

As Earth Day encourages people from around the world to move towards more green solutions, [Thayer Corporation](#) provides programs that are energy efficient and environmentally-friendly. Their programs not only help lower their customers operating costs and improve their utility bills, but also helps their customers' buildings become more earth-friendly. We hope you enjoy May's edition of *Hot Topics & Cool Solutions!*

**INDOOR AIR QUALITY AND SPRING ALLERGY CONTROL**

Bede Wellford from our business development department has answered two of our most frequently-asked questions, "How can I test my indoor air quality?" and "What can I do about spring allergy control?"

For indoor air quality testing, two inexpensive and universal tests measure CO2 and odor. Testing the CO2 indoors and out in an occupied space will provide a snapshot of the ventilation rate. While this does not measure indoor air quality directly, it is an essential starting point and may indicate the potential for serious problems. Testing for perception of odors involves assembling a panel of individuals to enter the space from outdoors (where they are not already conditioned to any odors inside) and record any perceptible odors. This procedure can reveal a particular strong source of indoor pollution (chlorine, mold, copy machine, etc.). Another important test to consider is a radon screening, particularly for homes. Radon is a colorless, odorless gas that enters the building from the ground or the groundwater (in rare cases from building materials). It breaks down into known human carcinogens that increase lung cancer risk. Beyond these, a variety of specific tests can be conducted if initial testing or inspection reveal specific concerns.

Using more efficient indoor air filtration (such as whole house MERV 8-13 media filters, or whole house or room HEPA filters) is likely the key for those who suffer from seasonal allergies and choose to stay indoors in a well controlled environment to avoid exposure. To control or eliminate sources within the building:

- use a HEPA filter equipped vacuum cleaner
- encase pillows and mattresses to control dust mites
- avoid pet dander

It is also critical to avoid mold growth within the space. Keeping relative humidity below 50% is a good start, however, this can be a complicated topic due to issues with condensation and the building envelope itself and any water infiltration or leaks. If you suspect that you have mold or mildew growing in the space, consult a



[Click here](#) to view a larger image of this graph.

The world demand for HVAC equipment is projected to rise 5.8 percent per year through 2012, reaching \$83.7 billion. Demand in the Asia/Pacific region will outpace the global average, rising 6.9 percent annually through 2012. In addition to China, the United States and Japan are also major producers of HVAC equipment, with each shipping over \$5.5 billion in equipment in 2007.

SOURCE: [The Freedonia Group](#)

Q & A



**QUESTION:** As a Linc Service<sup>®</sup> Contractor, you offer fixed payment programs. How can I benefit from these types of programs?

**ANSWER:** We align ourselves with the customer's goals and craft our programs to allow for the savings the customers receive in reduced operating costs and improved utility rates to help pay for their maintenance program. Other mechanical contractors may believe that it's better to get in the door and then make money on future repairs, but in turn the customer spends more money in the long run. [Thayer Corporation](#) aligns preventive maintenance programs to allow our customers to reap the greatest benefits of the cost savings.

professional to evaluate your building.

## BOMA INTERNATIONAL RELEASES 40 GREEN STRATEGIES TO HELP OPTIMIZE BUILDING PERFORMANCE



In honor of the 40th Anniversary of Earth Day, the [Building Owners and Managers Association \(BOMA International\)](#) has released a tip sheet on 40 earth-friendly tips to help commercial real estate professionals optimize building performance. Some of the highlights of the list include the following:

- Regularly inspect building equipment
- Take advantage of federal tax credits on energy efficiency improvements
- Use air filters and HEPA vacuums to improve indoor air quality
- Use low-VOC paints/sealants/adhesives for building improvements
- Develop a preventative indoor air quality management program

[Click here](#) to view all 40 tips.

"BOMA has a long-standing commitment to helping building owners and managers reduce energy use and implement environmentally-sound operational practices," remarked BOMA International Chair James A. Peck, RPA, FMA, senior director of asset services, CB Richard Ellis. "These 40 tips will help commercial real estate professionals maximize energy efficiency, green their building operations and do right by the environment in a way that positively affects the bottom line."

[Thayer Corporation](#), your local Linc Service Contractor, aims to provide you with the best HVAC maintenance solutions that can not only reduce your operating and energy costs, but also create buildings that are more environmentally friendly. Contact [Thayer Corporation](#) to learn more about their services and best-in-class HVAC solutions.

## RESPECTED ASSOCIATIONS COLLABORATE TO LAUNCH FIRST SET OF MODEL CODES AND STANDARDS FOR GREEN BUILDINGS



Are you looking to design/redesign or build/renovate a more energy-efficient, environmentally-sound building? [The International Code Council \(ICC\)](#), the [American Society of Heating, Refrigerating and Air](#)

[Conditioning Engineers \(ASHRAE\)](#)

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[Conditioning Engineers \(ASHRAE\)](#), the [U.S. Green Building Council \(USGBC\)](#), and the [Illuminating Engineering Society of North America \(IES\)](#) recently launched the International Green Construction Code (IGCC), which outlines a framework for the construction of high performance commercial buildings that are "safe, sustainable and by the book." By establishing this model, the organizations' goal is to help rapidly advance green building practices.

Standard 189.1, entitled *Standard for the Design of High Performance, Green Buildings Except Low-Rise Residential Buildings*, will be included with the technical content of the IGCC. Similar to the IGCC, Standard 189.1 is a set of requirements that covers a specific set of criteria including water usage efficiency, indoor environmental quality, energy efficiency, materials and resource usage, and the building's impact on its site and its community.

[Click here](#) for more information on IGCC and [here](#) for information on Standard 189.1.

GREEN INITIATIVES

ENERGY SMART

COMFORT ZONES

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