

GLOSSARY OF GREEN TERMS & ACRONYMS

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Alternative Fuel Vehicles (AFV). Vehicles that use low-polluting, non-gasoline fuels such as electricity, hydrogen, propane or compressed natural gas, liquid natural gas, methanol, and ethanol. Efficient gas-electric hybrid vehicles are included in this group for LEED purposes.

Carbon Dioxide (CO₂). CO₂ is the chemical compound of one carbon and two oxygen atoms. It is a greenhouse gas that is a considerable contributor to climate change. It is produced primarily by the combustion of fossil fuels (most widely used for transportation and power generation). It is the source of the term “carbon footprint.”

Carbon Footprint. See Greenhouse Gas Inventory.

Compact Fluorescent (CFL). This is a type of fluorescent lighting fixture. Fluorescent fixtures use considerably less energy than incandescent ones. Many CFLs are designed to replace an incandescent lamp and can fit in the existing light fixtures formerly used for incandescents.

Energy Star. Energy Star is a government-backed program helping businesses and individuals protect the environment through superior energy efficiency. The program qualifies products such as appliances, as well as buildings, providing consumers with a guide to energy efficient purchasing.

Floor Area Ratio (FAR). Floor area is the total square footage of all levels included within the outside walls of a building or portion thereof, but excluding courts, garages, attics and crawl spaces. This Floor Area is then divided by the Lot Size measured in Square Feet, which results in a Floor Area Ratio that is a measure of building “intensity”.

Forest Stewardship Council (FSC). FSC certified wood and paper products are accredited and abide by criteria that ensure responsible management of the world’s forests. Such products must be clearly indicated in the Building Specs and documentation required from the General Contractor.

Green Building. Green building is the practice of increasing the efficiency with which buildings use resources — energy, water, and materials — while reducing building impacts on human health and the environment during the building's lifecycle, through better siting, design, construction, operation, maintenance, and removal.

Greenhouse Effect. The Greenhouse Effect is a natural and manmade warming process of the earth. When the sun's energy reaches the earth, some of it is reflected back to space and the rest is absorbed. The amount of absorbed energy that is partially trapped by greenhouse gases

such as carbon dioxide, methane and water vapor causes the temperature of the earth to rise is proportional to the concentration of greenhouse gases in the atmosphere.

Greenhouse Gases (GHG). Some greenhouse gases occur naturally in the atmosphere, while others result from human activities. Naturally occurring greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxide, and ozone. Certain human activities, however, add to the levels of most of these naturally occurring gases. Carbon dioxide is released to the atmosphere when solid waste, fossil fuels (oil, natural gas, and coal), and wood and wood products are burned. Methane is emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from the decomposition of organic wastes in municipal solid waste landfills, and the raising of livestock. Nitrous oxide is emitted during agricultural and industrial activities, as well as during combustion of solid waste and fossil fuels. Very powerful greenhouse gases that are not naturally occurring include hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6), which are generated in a variety of industrial processes.

Greenhouse Gas Inventory. A GHG Inventory is a comprehensive count of the greenhouse gas emissions emitted in a certain area, by a certain activity, or by a certain company or entity. Companies, events, and governments often calculate the amount of greenhouse gas emissions for which they are responsible, and seek to offset these emissions through targeted reductions and / or the purchasing of Renewable Energy Credits. This is often also called a Carbon Footprint.

Graywater (or Greywater). Defined as any wastewater produced from baths and showers, clothes washers, and lavatories in a home (this does NOT include water mixed with human waste, commonly referred to as blackwater). This water can be used for irrigation or for supplying water to the building's toilets.

Home Energy Rating System Index (HERS Index). A rating system where an index of 100 represents the energy use of the "American Standard Building" and an index of zero indicates that the Proposed Building uses no net purchased energy (a Zero Energy Building).

Indoor Air Quality (IAQ). According to the U.S. Environmental Protection Agency and National Institute of Occupational Safety and Health, the definition of good indoor air quality includes (1) introduction and distribution of adequate ventilation air; (2) control of airborne contaminants; and (3) maintenance of acceptable temperature and relative humidity.

Integrated Pest Management (IPM). Integrated Pest Management is a pest control strategy that uses an array of complementary methods: mechanical devices, physical devices, genetic, biological, legal, cultural management, and chemical management. These methods are done in three stages: prevention, observation, and intervention. It is an ecological approach with a main goal of significantly reducing or eliminating the use of pesticides.

Light-Emitting Diode (LED). A type of very energy efficient lighting that is seeing a rapid increase in use for major lighting installations such as streetlights, traffic lights, and building lighting systems.

Leadership in Energy and Environmental Design (LEED). A building environmental certification program developed and operated by the U.S. Green Building Council. LEED has a variety of applications including LEED-NC for new commercial buildings; LEED-H for Homes; LEED-ND for neighborhood developments; LEED-CI for commercial interiors; and LEED-CS for core and shell projects.

Life Cycle Costing. A way of comparing the entire cost of a building over its useful life including the cost to construct, operate, maintain, and renovate or deconstruct the building at the end of its useful life.

PV System or PV Electric System. A system of generating electricity using Photovoltaic (PV) Modules, which create direct current (DC) electricity, and convert this to alternating current (AC) to supply some or all of a building's electrical needs. The system can be connected to the local power grid (grid tied) and have no electric storage capacity for nighttime use, relying instead on the power grid for this. This system will shut down in a power failure (such as after a hurricane). The system can also be designed to have a battery bank to power the building during the evening and on cloudy days, which will be fully useable after a hurricane.

Remodel. An interior reconfiguration or upgrade of an existing structure wherein the work required to complete the reconfiguration or upgrade requires a building permit.

Renewable Energy. Renewable energy is an energy resource that is replaced rapidly by natural processes. Some examples of renewable energy resources are sunlight, wind, geothermal, micro scale hydropower, and wood.

Residential Energy Services Network (RESNET). An organization that sets the standards of quality, increases the opportunity for ownership of energy efficient buildings, and ensures the success of the building energy performance certification industry.

Solar. This is a reference to energy derived from the sun and can apply to solar electric panels (photovoltaic panels) or solar hot water panels (solar thermal). Buildings can be heated and cooled through passive solar design strategies.

Sustainability. In an ecological context, sustainability is defined as the ability of an ecosystem to maintain ecological processes, functions, biodiversity and productivity into the future. In a social context, sustainability is expressed as meeting the needs of the present without compromising the ability of future generations to meet their own needs. When applied in an economic context, a business is sustainable if it has adapted its practices for the use of renewable resources and is accountable for the environmental impacts of its activities.

Sustainable Development. Sustainable Development is a pattern of resource use that aims to meet human needs while preserving the environment so that these needs can be met not only in the present, but also in the indefinite future. The most often-quoted definition of sustainable development has become development that "meets the needs of the present without compromising the ability of future generations to meet their own needs."

Xeriscape. Xeriscaping is derived from the Greek word "xeros" meaning "dry" and combined with "landscape." Xeriscape means to create a lawn and / or garden that requires no less than average water to maintain.

Note: *This Glossary is based in part on the [City of Boulder, CO "Green Points Program Guide" and the "Green Building Dictionary"](#)*

ACRONYMS

ASHRAE - American Society of Heating, Refrigerating, and Air Conditioning Engineers

BIG – Build it Green

CFL – compact fluorescent lamp

COC - Chamber of Commerce

CRA - Community Redevelopment Agency

DDA - Downtown Development Authority

DMC - Downtown Marketing Cooperative

EPA - Environmental Protection Agency

ESCO – Energy Savings Company

ESD – Environmental Services Department

FAR - Floor Area Ratio

FEO – Florida Energy Office

FGBC - Florida Green Building Coalition

FSEC - Florida Solar Energy Center

GHG - greenhouse gases

ICLEI - International Council for Local Environmental Initiatives

LDRs – Land Development Regulations

LED – light-emitting diode

LEED - Leadership in Energy and Environmental Design

MMTD – Multi-Modal Transportation District

MROC – Mixed Residential Office Commercial (District)

NPDES – National Pollution Discharge Elimination System

OSS - Old School Square

PHAER – Pesticide Hazard and Exposure Reduction (zone)

PV - photovoltaic

ROI – Return on Investment

PGAD - Pineapple Grove Arts District

SBC - Sustainable Building Coalition

SFWMD – South Florida Water Management District

TDM – Transportation Demand Management

USGBC - United States Green Building Council

WARC - West Atlantic Redevelopment Agency

