REALTY TRUST GROUP

SUSTAINABILITY GLOSSARY

As a local company that cares about the planet and values our relationships with our clients, it's only natural we focus on how to help people make their homes as healthy, clean and eco-friendly as possible. For example, we've trained our staff to become certified through Earth Advantage S. T. A. R. (Sustainability Training for Accredited Real Estate Professionals). Here are some terms that you might encounter as you familiarize yourself with green building practices and sustainability initiatives.

Adaptive reuse	Rehabilitation of a building or site for new uses.
Agricultural waste	Materials such as wheat stalks, shell hulls, etc. that are finding new applications as building materials and finishes.
Alternative or renewable energy	Energy generated by a renewable resource, such as wind, running water, the sun or waves, as opposed to conventional fossil fuels, such as oil, natural gas and coal.
Biodegradable	Capable of decomposing under natural conditions.
Biodiesel	A domestic, renewable fuel for diesel engines derived from natural oils like soybean oil.
Brownfield	Abandoned, idled, or under-used industrial and commercial facility/site where expansion or redevelopment is complicated by environmental contamination.
Carbon dioxide (CO_2)	A heavy, colorless gas that does not support combustion. Made of one carbon atom and two oxygen atoms, it is formed especially in animal respiration and in the decay or combustion of animal and vegetable matter. It is absorbed from the air by plants in photosynthesis, and is an atmospheric greenhouse gas.
Carbon footprint	A measure of the impact human activities have on the environment in terms of the amount of green house gases produced, measured in units of carbon dioxide.
Carbon neutral	A product or process that does not add more carbon dioxide to the atmosphere. Plant-derived fuels have the potential to be carbon neutral.

Carbon offset	The process of reducing the net carbon emissions of an individual or organization, either by their own actions, or through arrangements with a carbon-offset provider.
Daylighting	The use of controlled natural lighting methods indoors through skylights, windows, and reflected light.
Earth Advantage	A Northwest nonprofit that acts a premier green building program. The organization works with builders and developers to bring energy efficient, sustainable and healthy homes to the market.
Earth Advantage S.T.A.R.	Earth Advantage S. T. A. R. (Sustainability Training for Accredited Real Estate Professionals) agents is a two-day training that gives real estate agents expertise in the pillars that make up a green home, including energy efficiency, indoor air quality, resource efficiency and environmental responsibility.
Energy	The capacity for doing work. Different types of energy may be transformed from one form to another.
Energy Star	ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy with the mission to help Americans save money and protect the environment through energy efficient products and practices.
Energy Star Qualified Home	To earn the ENERGY STAR, a home must meet strict guidelines for energy efficiency set by the U.S. Environmental Protection Agency. These homes are at least 15 percent more energy efficient than homes built to the 2004 International Residential Code (IRC), and include additional energy-saving features that typically make them 20 to 30 percent more efficient than standard homes.
Energy Trust of Oregon	Energy Trust of Oregon is a nonprofit organization funded by Oregon utility customers to support energy efficiency and renewable energy generation.
E-waste	Waste materials generated from using or discarding electronic devices, such as computers, televisions, and mobile phones. E-waste tends to be highly toxic to humans, plants, and animals, and has been known to contaminate water, air and dirt.
Fossil fuels	Nonrenewable, naturally-occurring fuels from organic material deposited in the earth. These fuels are altered remains of once-living organisms that are burned to release energy. Examples are coal, oil, and natural gas.

Fuel cell	A technology that uses an electrochemical process to convert energy into electrical power. Often powered by natural gas, fuel cell power is cleaner than grid-connected power sources. In addition, hot water is produced as a byproduct that can be utilized as a thermal resource for the building.
Geothermal heat	Relating to the internal heat of the Earth. The water of hot springs and geysers is heated by geothermal sources.
Global warming	A gradual, long-term increase in the near surface temperature of the Earth. The term is most often used to refer to the warming predicted to occur as a result of increased emissions of greenhouse gases.
Graywater	Water that has been used for showering, clothes washing, and faucet uses. Kitchen sink and toilet water is excluded. This water can be reused in subsurface irrigation for yards.
Green building	An integrated framework of design, construction, and operational practices that encompasses the environmental, economic, and social impacts of buildings.
Green design	A design, usually architectural, conforming to environmental sound principles of building, material and energy use. A green building might make use of solar panels, skylights and recycled building materials.
Green development	A development approach that goes beyond conventional development practice, by integrating environmental responsiveness, resource efficiency and efficient building operations.
Greenfield	Undeveloped land.
Greenhouse effect	The warming of the earth's atmosphere attributed to a buildup of carbon dioxide or other gases.
Green power	Power derived from renewable energy sources such as solar, wind, geothermal, biomass, or low-impact hydro sources.
Green wash	To falsely claim a product is environmentally sound; also known as faux green. Disinformation disseminated by an organization so as to present an environmentally responsible public image.
LEED	Leadership in Energy and Environmental Design. Certification program created by the U.S. Green Building Council which sets standards for efficient and sustainable design.

Mixed-use development	A development in one of several buildings that combines several revenue-producing uses that are integrated into a comprehensive plan such as a project with elements of housing, retail and office space.
Negawatt	The saving of a megawatt of power by reducing consumption or increasing efficiency.
Occupancy sensor	A monitoring device, commonly connected to a room's lighting but also occasionally to heating or ventilation, that shuts down these services when the space is unoccupied, thus saving energy.
Pedestrial scale	An urban development pattern where walking is a safe, convenient, and interesting travel mode.
Pervious paving	Paving material that allows water to penetrate to the soil below; this reduces the amount of water that needs to be treated by the water system and increases the water in the aquifer.
Renewable energy	Energy produced from regenerative or virtually inexhaustible resources such as biomass, solar radiation, the wind, water, or heat from the Earth's interior.
Renewable resources	Resources that are created or produced at least as fast as they are consumed, so that nothing is depleted. Include solar, hydro, wind power, biomass, and geothermal energy sources.
Solar access	Access to the sun's rays by, for instance, restricting the location of shade trees or laying out the building so as to maximize the usefulness of solar energy.
Sustainability	Meeting the needs of the present without compromising the ability of future generations to meet their own needs (as defined by the Brundtland Commission, 1987).
U.S. Green Building Council	A nonprofit organization dedicated to sustainable building design and construction; developers of the LEED building rating system.
Waste heat recovery	The reclaiming of waste heat in a building to preheat cold water, or air, before it is fed into a water heater, or heating system.
Wastewater	The spent or used water from a home, community, farm, or industry that contains dissolved or suspended matter.
Wind power	Wind power systems convert the energy of the wind into electricity. Surplus electricity is often stored in a battery storage system for later

	use, or the power is passed back to the utility essentially make the meter go in reverse.
Xeriscape	Creative landscaping design for conserving water that uses drought-resistant or drought-tolerant plants; a registered trademark of Denver Water.
Zero waste	The goal of developing products and services, managing their use and deployment, and creating recycling systems and markets in order to eliminate the volume and toxicity of waste and materials and conserve and recover all resources, Implementing zero waste eliminates all discharges to land, water, or air that may be a threat to planetary, human, animal or plant health.