

LGBC

lebanon green building council
مجلس لبنان للأبنية الخضراء

NEWSLETTER

LEBANON GBC - NEWSLETTER



WORLD GREEN BUILDING COUNCIL
Emerging Member of the World Green Building Council

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LEBANON GREEN BUILDING COUNCIL... AN NGO

ARAM YERETZIAN

"Non-governmental organizations play a vital role in the shaping and implementation of participatory democracy. Their credibility lies in the responsible and constructive role they play in society." UNEP*1

The LGBC possesses well-established and diverse experience in fields which are of particular importance to the creation and implementation of environmentally sound and socially responsible built environments in our society.

The nature of the independent role played by the LGBC within our society demands commitment and participation. To ensure that the full potential of the LGBC is realized, the fullest possible communication and cooperation between international organizations, national and local governments and other partners should be promoted and programmed.

In conclusion, it should be the duty of private and public stakeholders to support the LGBC since it is a platform that endeavors to develop and improve the quality of space and the environment.

*1: Strengthening the role of non-governmental organizations partners for sustainable development

WORLD GBC: 2014 REPORT

"HEALTH, WELLBEING & PRODUCTIVITY" THE NEXT CHAPTER FOR GREEN BUILDING



According to the World GBC report 2014: "It has long been considered the ultimate yet seemingly out of reach test of the business case for green building: if the human benefits of green building could be reliably quantified this would prove beyond all doubt the ROI for investing in building green.

After all, staff costs, including salaries and benefits, typically account for about 90% of business operating costs. Therefore what may appear a modest improvement in employee health or productivity, can have a huge financial implication for employers – one that is many times larger than any other financial savings associated with an efficiently designed and operated building.

This report does not claim to put this argument completely to rest, but it does put forward the best and latest information on the building design features that are known to have positive impacts on the health, wellbeing and productivity of office building occupants and points to financial implications where possible.

Further – and what distinguishes this report from other similar efforts – it provides a high-level framework for building owners, occupiers and their advisors to start tracking the impacts of buildings on employee health, wellbeing and productivity in order to use that information in financial decision-making.

In other words, it sets the groundwork for businesses to begin to answer this tantalising question as to the true payback for building green."

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THE RELATIONSHIP BETWEEN OFFICE DESIGN AND OFFICE USERS

"Teams of experts from the around the world were assembled to investigate a range of office design factors, from indoor air quality, thermal comfort and daylighting, to acoustics, interior layout, views and biophilia. The impacts of location and amenities were also considered.

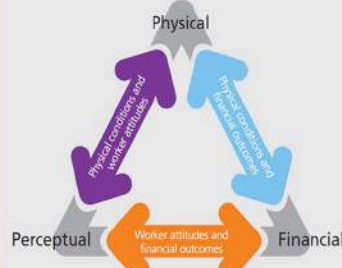
The evidence was compiled, debated and synthesised. Overwhelmingly, research clearly demonstrates that the design of an office has a material impact on the health, wellbeing and productivity of its occupants.

While to many this may sound obvious and goes without saying, it does need saying, loud and clear, because this evidence is not yet translating at scale into design and financing decisions, certainly not in all parts of the globe.

By presenting the evidence in a clear and concise way, this report aims to build momentum and give real estate executives some of the ammunition and communications tools needed to change this."

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Summary of metrics framework and key relationships



" THE BEST WAY TO CHEER YOURSELF IS TO TRY TO CHEER SOMEBODY ELSE UP."

MARK TWAIN

LGBC AND LIBNOR

LGBC plays an active role in standardization through participating in the Environmental Management Committee at LIBNOR.

Three LGBC representatives sit on this committee: Eng. Ali Berro, Arch. Rima Sorour Al-Housseiny and Eng. Najji Tannous.

TECHNICAL COMMITTEE FOR ISO TC20-7 –FEBRUARY 2014-

Eng. Ali Berro and Eng. Najji Tannous attended the ISO TC20-7 Environmental Management Committee plenary session, in Panama, May 2013, where the ISO 14046 "Water Footprint Standard" was wrapped up. This standard, in which Lebanon actively participated in its development, was issued on the first of August 2013. Lebanon also participated in the development of ISO TS 14067 "Carbon Footprint of Products", issued in 2013, through the active participation, in the international meetings since 2010, of the LGBC member Eng. Najji Tannous.

Eng. Najji is currently following up on the review of ISO 14064.1 "Carbon Footprint of Organizations" and will be attending the next meeting in November in Modena Italy. Eng. Najji Tannous has also been appointed, Secretary to the ISO Ad Hoc Committee in charge of setting the guidelines for the future review of ISO TS 14067.

BUCHAREST - MARCH 2014



IFC-TRANSFORMATION BUSINESS DAYS

On March 3rd & 4th, 2014, LGBC Vice President, Eng. Rabih Khairallah, participated in an open panel discussion in Bucharest, where 25 executives and CEO's from over 20 countries (USA, Europe, Asia, & the Middle East) met to discuss economic transformation related to climate change. LGBC was the only NGO present, amongst representatives from various sectors; such as Banking, Economics and, global organizations such as the World Bank, and the IFC.

The LGBC presentation dealt with: Green Buildings and how they transform the way we work and live in response to climate change, "transformative" trends and opportunities as well as the ARZ Building Rating System and the Lebanese market.

The presentation was a success as great interest was shown in green buildings and its issues across the MENA region.

BEIRUT, MARCH 2014

The LGBC participated in the Build it Green conference's 5th edition with President Arch. Aram Yeretjian taking part in a heated panel session entitled "mikati/Green floor: Can GREEN meet GREED in Lebanon?"

BUILD IT GREEN 5TH EDITION

The **Mikati floor / Green floor** panel included representatives of Prime Minister Najib Mikati, and the Presidents of the DGU, LGBC, Order of Engineers and Architects-Beirut, and the Mayor of Beirut. It took place at the VOX Cinemas at City Center Beirut.

The Build It Green – Lebanon, is the annual Sustainability Solutions Conference that has become an annual event for the environmentalists of Lebanon and the explorers of innovative practices in the green construction field, attracting over 300 professionals and decision makers from the fields of construction and real estate industry. LGBC also had a stand in the conference's "Green Exhibition" which is a networking platform for the green building and construction industry in Lebanon."



MARCH 2014

"ECO - QUARTIER COMPETITION"



The LGBC in partnership with Eco Solutions, during the 5th edition of Build It Green launched the first Eco-Quartier Competition. This architectural student competition, invites Architecture, Landscape and Urban Design Students from the different universities of Lebanon to compete in designing an innovative Green Neighborhood.

The competition entries were evaluated by a Jury of professionals including Panel in members of the LGBC. The results were announced on March 19, 2014, in a session dedicated to the competition during the conference. The first prize winner was Miss Leyla El Sayed Hussein from the American University of Beirut.

"THE QUESTION ISN'T WHO'S GOING TO LET ME; IT'S WHO'S GOING TO STOP ME."

AYN RAND

APRIL 2014

REDAL



The LGBC President, Arch. Aram Yeretzian, on April 11th, 2014, at The Real Estate developers Association of Lebanon- REDAL's workshop, at "Lancaster Plaza" entitled

"بحث معمق في التحديات والطول الممكنة لقطاع العقار"

gave a presentation about the status, partners, activities, and achievements of the LGBC. The workshop had 5 sessions conducted by REDAL, BDL, OEA, the Ministry of Finance and the LGBC. The attendees were from different sectors including the Lebanese Central Bank, Banks, Order of Engineers and Architects, Ministry of Finance, Lawyers, consultants and developers.



APRIL 2014

AUB CIVIC AND VOLUNTEERING FAIR



On April the 16th the LGBC, through Eng. Tarek Shehadeh, participated in the "AUB Civic and Volunteering Fair 2014".

The Fair is an annual event that aims at connecting non-governmental organizations (NGOs) and AUB centers or groups involved in community work with students, faculty, and staff.

With stands, located mainly around the West Hall area of AUB's upper campus, the NGOs and university partners were able to spread their message, state their achievements, display their projects related to civic engagement and community service/development, and convey their future aspirations.

APRIL 2014

LGBC PRESENTATION @ BAU, FACULTY OF ARCHITECTURAL ENGINEERING



On April 4th 2014, the Faculty of Architecture of the Beirut Arab University in Debbiyeh, upon the invitation of the University's president, welcomed two LGBC board members; Arch. Rima Sorour Al-Housseiny and Arch. Racha Itani, who presented the LGBC to the Faculty and students.

The presentation was in two parts; the first, a brief introduction about the LGBC, its mission, projects and activities, the second, issues of sustainability and architecture were introduced, highlighting the important role, of architects in this context. Students were then invited to join LGBC.

Apart from a large number of students, the presentation was attended by the Dean of the faculty, Dr. Ahmad Attyah and six faculty members. The Dean thanked the speakers and hoped for a continuing relationship with the LGBC in future activities.

ECORIENT, JUNE 2014

PROJECT LEBANON

The LGBC participated in "Project Lebanon 2014" between the 3rd and the 6th of June, by setting up a stand "Q13" at the exhibition held at "Biel" down town Beirut and by actively participating in the "EcOrient" conference held on the 4th & 5th of June.

On Day one of the conference, the LGBC Vice President, Eng. Rabih Khairallah, moderated the first session that discussed the "Green Construction Law in Lebanon". The second session was moderated by LGBC Board Member, Eng. Ziad Haddad. It explored the "Future of Sustainable Building Design in Lebanon". During this session the LGBC President, Arch. Aram Yeretzian, gave a presentation about "Defining Sustainability Indicators in Lebanon".

At the end of day one, the LGBC was honored to host Arch. Antoine Chaaya, Partner at Renzo Piano Building Workshop, Paris, in conference room A, where he shared his experience with the LGBC members.

On day two, during session two about "Green in Education", LGBC Board Member, Arch. Racha Itani, gave a presentation about LGBC's project "The Green Demonstration Room" that will be established on the premises of the Center of Research and Development in Jounieh. The purpose of the room is that students, from public and private schools from all over the country, could visit and get acquainted with the concept of green buildings, the principles of energy efficiency, water conservation and other environmental issues.



" A GOAL IS A DREAM WITH A DEADLINE."

NAPOLEON HILL

JUNE 2014 - NETWORKING EVENT LAUNCHING OF THE EXECUTION PHASE OF THE GREEN DEMONSTRATION ROOM



The Launching of the execution phase of the Green Demonstration Room was started by the LGBC Vice President, Eng. Rabih Khairallah who welcomed the attendees. Board Member, Eng. Ziad Haddad then thanked the event's sponsors: Makhzoumi Foundation, Tinol Paints, Apave Liban, LGBC members & friends.

Appreciation trophies were then distributed by Eng. Haddad on behalf of the LGBC to The Makhzoumi Foundation, represented by Mr. Samer El Safah and the Center of Research and Development represented by Ms. Vicky Ghosn.

Application Certificates were also distributed to active LGBC members, Mr. Walid El Baba, Mr. Mohamad El Cheikh, & Mr. naji Tannous, and the LGBC Administrator, Mrs. Abeer Hanna as a show of appreciation of their continuous support.

This was followed by a draw for 2 LGBC, individual, memberships and Mr. Rani Al Achkar, LCEC, & Ms. Aline Feghali, Somfy, were welcomed as new members to the LGBC.

Board Member & Secretary, Arch. Rima Sorour Al-Housseiny, then gave a brief introduction about LGBC's new project "The Green Demonstration Room". This was followed by a presentation by the Design Project Manager, Mrs. Suha Atiyeh, that explained the design, circulation & journey "from grey to green" that the students will experience.

At the Green Demo Room, the students will first become aware of today's problems in "Our World Now" then pass through different zones, "Nature, Energy, & Water" where they will learn about the concepts of green buildings, sustainability, energy efficiency, water conservation and other environmental issues.

The students will also see renewable energy possibilities presented in indoor & outdoor areas of the project. At the end, students will exit from an area called "For a Better World" where they will make a pledge to make the world a better place to live in.

The Execution Project Manager, Mr. Antoine Khairallah, gave a small speech and conveyed his enthusiasm and readiness to take over the project and start work to execute it as soon as possible.

The project was well received by all attendees who were impressed with the project details. The event was well attended by LGBC members and friends despite the unsettled political situation that prevailed that week.



JUNE 2014

RADIO INTERVIEW - 26-06-2014

LGBC Board Member, Mr. Tony Harrouk, was hosted for 45 minutes by Pierre El-Haddad, the president of the NGO SEPT, on MBS Radio Station Thursday at 4:30pm during the environmental program "الأخضر.....مش يابس"

The subject of interview was: When a construction project is beyond the design stage (i.e concrete works are already underway or finished), what can still be done to "green" it.

Mr. Harrouk introduced LGBC and explained about the green buildings concept. He also referred to the ARZ green building rating system. Regarding the post-concrete phase, several measures were presented to help reduce the environmental impact of a building, i.e. making it less energy, water and resources consuming, more healthy and comfortable. Measures included having a well studied/insulated building envelope with overhangs and fins where needed. The use of efficient cooling and heating equipment and efficient lighting was emphasized, as well as the use of renewable energies, basically solar water heaters, and PVs where applicable. On the water conservation side, actions extended from the simple use of water efficient fixtures, dual flush tanks, to rain water harvesting, up to the gray or black water filtration, and its re-use in a separate network for flushing, irrigation and possibly car washing. The use of local and/or recycled construction materials was mentioned as well as the application of water based paints and good natural or forced ventilation to maintain healthy indoors.

Finally the essential practice of good commissioning, and post construction operation and maintenance was highlighted.

"HOPE: SEES THE INVISIBLE, FEELS THE INTANGIBLE, AND ACHIEVES THE IMPOSSIBLE"

HELEN KELLER

JUNE 2014

REAL AWARDS



The Real Estate Syndicate of Lebanon (R.E.A.L.) organized a Real Estate Awards Lebanon for 2014.

REAL asked the LGBC to advise and comment on the 12 proposed categories. LGBC President was a jury member in the Real Awards and reviewed the 38 projects submitted with the primary purpose of assessing the projects' contribution towards sustainable solutions.

The winners were announced and received their awards during a ceremony held on June 14, 2014 at the Casino du Liban.

JULY 2014

LGBC WITH SWISS AMBASSADOR



On July 9th 2014, her Excellency Mrs. Ruth Flint the Swiss Ambassador, invited LGBC Board Secretary Arch. Rima Sorour Al-Housseiny and handed over the sponsorship check for the green demonstration room.

The ambassador expressed her appreciation of the tremendous efforts and voluntary work of LGBC members and their commitment that, she saw nowhere else.

Note: this was not the first collaboration between the Swiss Embassy and the LGBC. In May 2012, they joined efforts in making the travelling exhibition entitled "Swiss Position-33 takes on Sustainable approaches to buildings", a success.

AUGUST 2014

SHAAMS POLICY FIRST LOCAL MEETING



On August 28th, 2014, SHAAMS Policy held their first local meeting.

The meeting, a half-day event, took place at the Byblos Sur Mer hotel in Jbeil. It was organized by BIAT – Business Incubation Association in Tripoli.

Twenty eight participants attended and three presentations were given. One presentation was by Mr. Pierre Khoury on behalf of the LCEC another by Mr. Ralph Estephan on behalf of KALAFAT, and the LGBC presentations was given by Eng. Ziad Haddad entitled; green Buildings in Lebanon: Barriers, perspectives and solutions.

The sessions were moderated by the LGBC Vice president, Eng. Rabih Khairallah. Both the presentations and O&A sessions were diverse and enriching.

The LGBC, the Municipality of Tripoli, and BIAT expressed their will and intention to explore opportunities for future collaborations for the advancement of the green building industry in Lebanon.

WORLD GBC: 2014 REPORT (Page 1)

MEASURING IMPACT: HOW DOES MY BUILDING IMPACT MY PEOPLE?



WORLD GREEN BUILDING COUNCIL
www.worldgbc.org

"One of the key barriers to incorporating health, wellbeing and productivity considerations into business decisions has been confusion around what to measure and how.

This report proposes a simple, high level framework for measuring organisational or financial outcomes (such as absence rates, staff turnover and medical complaints) and relating those back to the physical features of buildings and employee perceptions. Many organisations are already sitting on a treasure trove of information that, with a little sifting, could yield immediate improvement strategies for their two biggest expenses – people and places, and the relationship between the two. By encouraging businesses to do this for themselves in their own buildings, we hope to make the business case argument personal and verifiable."

HEALTHY, PRODUCTIVE...GREEN?

"We have addressed very transparently the ways in which strategies to maximise health, wellbeing and productivity outcomes are compatible with (and even enhanced by) strategies to minimise energy and resource use. It seems there is often a 'virtuous circle' of good design that works for both people and planet, for example maximising daylight, enabling user control and designing in biodiversity.

However, there are also some contradictions and challenges as well as the win-wins, particularly in hot and humid climates. This shows the importance of ongoing product and systems innovation to increase energy efficiency and improve the experience for occupiers; and the need for the real estate sector to help drive grid decarbonisation through installation of renewables and community-scale low carbon solutions.

Ultimately, the report findings undeniably affirm that buildings can maximise benefits for people, and leave the planet better off as well. Low carbon, resource efficient, healthy and productive – fundamentally, this is about higher quality buildings."

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"YOU CAN'T CHANGE THE DIRECTION OF THE WIND, BUT YOU CAN ADJUST YOUR SAILS TO ALWAYS REACH YOUR DESTINATION" H.JACKSON BROWN JR.



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ARZ BUILDING RATING SYSTEM

LEBANON



The **ARZ Building Rating System** created to measure the extent to which existing commercial buildings in Lebanon are healthy, comfortable places for working, consume energy and water.

In addition, the rating system stimulates building owners and facility managers to achieve ever-higher certification levels to attract discerning tenants and clients.

BUILDING RATING SYSTEM

Email: info@arzrating.com **ARZRATING.COM**



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