

Green Building in Practice: A Success Story

January 23, 2012 By Robin Finch



Greenberg Glusker client, [Structure Home](#), in partnership with Green Builder Media and others, is well underway in its development of [VISION House Los Angeles](#). Among the first of its kind in the Los Angeles area, this single family residence is located in the Pacific Palisades community of Los Angeles. The goal of this project is to raise awareness, educate and advocate green building within our community. This project will be featured in an upcoming edition of [Green Builder Magazine](#).



Not only will this project comply with the mandatory requirements of California Green Building Standards Code (as known as [CALGreen](#)), which went into effect as of January 1, 2011, this project will also comply with the Tier 1 discretionary measures and is also on track to accomplish [LEED Certification](#), [California ENERGY STAR Certification](#), and [California Home Energy Efficiency Rating System \(CHEERS\) Verification](#), among other certifications and verifications. For all of the talk in recent memory about the need to go “green” and preserve our natural resources from local citizens all the way to President Obama, Structure Home is actually making it happen.

This project will feature many sophisticated components and systems, both from a design and material perspective, which go well beyond double-paned windows and roof solar panels. VISION House Los Angeles includes, among countless other features, advanced framing (24” on center stud framing to maximize insulation), systems designed to manage and control microbial contamination and termite infestation, spray foam and spider blown-in insulation, hydronic radiant heating and water distribution systems, a reflective cool roof system, a car charging station, and an emergency generator. Ultimately, the developers hope to surpass the minimum Title 24 requirements, California’s energy efficiency standards, by 18%.

[Greenberg Glusker](#) helped handle the acquisition and construction loans for the project. We applaud Structure Home’s success in the green building arena. Their vision of sustainability will surely help shape the green building landscape in our community and beyond. VISION House Los Angeles is scheduled for completion in May 2012.