

# Green Building Finance Consortium

## Acronyms and Abbreviations

The following is a dynamic, working list compiled by the Consortium. It is continually being updated with new acronyms and abbreviations relevant to the interdisciplinary field of green building finance. Acronyms and abbreviations are organized into the following five sections: 1) Organizations and Professional Designations; 2) Regulation, Legislation and Standards; 3) Scientific Terms and Measurements; 4) Real Estate, Finance and Valuation; and 5) Architecture, Engineering and Construction.

### **Organizations & Professional Designations:**

ABSIC	Advanced Building Systems Integration Consortium
ACEEE or ACE <sup>3</sup>	American Council for an Energy Efficient Economy
AF	The Appraisal Foundation
AFIRE	Association of Foreign Investors in Real Estate
AGA	American Gas Association
AGC	Association of General Contractors
AIA	American Institute of Architects
AIC	Appraisal Institute of Canada
AICP	American Institute of Certified Planners
ANSI	American National Standards Institute
APA	American Planning Association
API	American Petroleum Institute
AQB	Appraisal Qualifications Board
ARCSA	American Rainwater Catchment Systems Association
ARES	American Real Estate Society
ARSEG	Association des Responsables de Services Generaux
ASB	Appraisal Standards Board

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Organizations & Professional Designations:

ASCE	American Society of Civil Engineers
ASES	American Solar Energy Society, Inc
ASHRAE	American Society of Heating, Refrigerating and Air Conditioning Engineers
ASID	American Society of Interior Designers
ASIS	Member of the American Society for Industrial Security
ASLA	Member of the American Society of Landscape Architects
ASME	American Society of Mechanical Engineers
ASPE	Member of the American Society of Plumbing Engineers
ASTM	American Society for Testing and Materials (now international)
BEES	Building for Environmental and Economic Stability
BETEC	Building Environment and Thermal Envelope Council
BIFM	British Institute of Facilities Management
BIFMA	Business and Institutional Furniture Manufacturer's Association
BOMA	Building Owners and Managers Association
BOSTI	Buffalo Organization for Social and Technological Innovation
BRE	Building Research Establishment
CABA	Continental Automated Buildings Association
CaGBC	Canada Green Building Council
Cal/EPA	California Environmental Protection Agency
CalPERS	California Public Employees' Retirement System
CalTrans	Department of Transportation (CA)

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Organizations & Professional Designations:

CARB	California Air Resources Board
CBE	UC Berkeley Center for the Built Environment
CBPD	Carnegie Mellon University: Center for Building Performance and Diagnostics
CBSB	AIA Center for Building Science and Performance
CCCA	Certified Construction Contract Administrator
CCIM	Certified Commercial Investment Member
CCM	Certified Construction Manager
CCS	Certified Construction Specifier
CEC	California Energy Commission
CEQ	Council on Environmental Quality
CFM	Certified Facility Manager
CGBP	Certified Green Building Professional
CIE	Commission Internationale de l'Eclairage (The International Commission on Illumination)
CIPE	Certified In Plumbing Engineering
CIWMB	California Integrated Waste Management Board
CMPBS	Center for Maximum Potential Building Systems
CMRA	Construction Materials Recycling Association
CMSA	Commercial Mortgage Securities Association
CMTW	Committee to Minimize Toxic Waste
COE	U.S. Army Corps of Engineers
COTE	AIA Committee On The Environment

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Organizations & Professional Designations:

CPBD	Certified Professional Building Designer
CRE	Counselor of Real Estate
CSBR	U of MN Center for Sustainable Building Research
CSI	Construction Specification Institute
CUWA	California Urban Water Agencies
CUWCC	California Urban Water Conservation Council
DESA	UN Department of Economic and Social Affairs
DOE	U.S. Department of Energy
DWR	Department of Water Resources (CA)
EERE	DOE Office of Energy Efficiency and Renewable Energy
EETD	Lawrence Berkeley National Labs: Environmental Energy Technology Division
EIA	Energy Information Administration (US)
EIT	Engineer in Training
EPA	U.S. Environmental Protection Agency
EU	European Union
FAF	Financial Accounting Foundation
FAIA	Fellow of the American Institute of Architects
FASB	Financial Accounting Standards Board (agency of FAF)
FDIC	Federal Deposit Insurance Corporation
FEMA	Federal Emergency Management Agency
FERC	Federal Energy Regulatory Commission

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Organizations & Professional Designations:

FHA	Federal Housing Administration
FHLMC	Federal Home Loan Mortgage Corporation, Freddie Mac
FMAA	Facility Management Association of Australia
FNMA	Federal National Mortgage Association, Fannie Mae
FNS	Federal Network for Sustainability
FPC	Federal Power Commission
FRICS	Fellow, Royal Institute of Chartered Surveyors
FSC	Forest Stewardship Council
FSS	Federal Supply Service
GBA	Green Building Alliance
GBCA	Green Building Council Australia
GBFC	<a href="#">Green Building Finance Consortium</a>
GBI	Global Building Initiative
GHPC	Geothermal Heat Pump Consortium
GNMA	Government National Mortgage Association, “Ginnie Mae”
GRHC	Green Roofs for Healthy Cities
GSA	U.S. General Services Administration
HBN	Healthy Building Network
HUD	U.S. Department of Housing and Urban Development
IALD	Member of the International Association of Lighting Designers
IBD	Formerly, the Institute of Business Designers. Now a part of IIDA.

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Organizations & Professional Designations:

ICAA	Insulation Contractors Association of America
ICBO	International Conference of Building Officials
ICSC	International Council of Shopping Centers
IDRC	International Development Research Council. Formerly, Industrial Research Development Council.
IEA	International Energy Agency
IECC	International Energy Conservation Code
IED	Lawrence Berkeley National Labs: Indoor Environment Department
IFMA	International Facilities Management Association
IGSHPA	International Ground Source Heat Pump Association
IIDA	International Interior Design Association
IISD	International Institute for Sustainable Development
IPCC	Intergovernmental Panel on Climate Change
IREM	Institute for Real Estate Management
ISF	Institute for Sustainable Futures
IVSC	International Valuation Standards Committee
JFMA	Japan Facility Management Promotion Association
LADWP	Los Angeles Department of Water and Power
LBNL	Lawrence Berkeley National Labs
LEED	Leadership in Energy & Environmental Design (USGBC)
LLC	Limited Liability Company
LLP	Limited Liability Partnership

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Organizations & Professional Designations:

LP	Limited Partnership
MAI	Member of the Appraisal Institute
MBA	Mortgage Bankers Association
MSHA	Mine Safety and Health Administration
MUD	Municipal Utility District
MWD	Metropolitan Water District
NACORE	National Association of Corporate Real Estate Executives
NAHB	National Association of Home Builders
NAIMA	North American Insulation Manufacturers Association
NAIOP	National Association of Industrial & Office Properties
NAR	National Association of Realtors
NAREIM	National Association of Real Estate Investment Managers
NAREIT	National Association of Real Estate Investment Trusts
NARUC	National Association of Regulatory Utility Commissioners
NASEO	National Association of State Energy Officials
NCARB	Certified by the National Council of Architectural Registration Boards
NCCE	Member of the National Council of Engineering Examiners
NCIDQ	National Council for Interior Design Qualification
NCREIF	National Council of Real Estate Investment Fiduciaries
NEEA	Northwest Energy Efficiency Alliance
NESEA	Northeast Sustainable Energy Association

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Organizations & Professional Designations:

NETL	National Energy Technology Laboratory
NIOSH	National Institute for Occupational Safety and Health
NIST	National Institute of Standards and Technologies
NMHC	National Multi Housing Council
NOAA	National Oceanic and Atmospheric Administration
NPMA	National Property Management Association
NPPC	National Pollution Prevention Center
NRDC	National Resources Defense Council
NRECA	National Rural Electric Cooperative Association
NREL	National Renewable Energy Laboratory
NSPE	National Society of Professional Engineers
OECD	Organization for Economic Cooperation and Development
OPEC	Organization of Petroleum Exporting Countries
OSHA	Occupational Safety and Health Administration (United States)
PE	Professional Engineer
PG&E	Pacific Gas & Electric Company
PREA	Pension Real Estate Association
PUC	Public Utilities Commission
RA	Registered Architect
REA	Rural Electrification Administration
REALTOR®	Member of the National Association of Realtors
RICS	Royal Institute of Chartered Surveyors

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Organizations & Professional Designations:

RMI	Rocky Mountain Institute
RWQCB	Regional Water Quality Control Board
SAM	Sustainable Asset Management
SBC	Sustainable Building Coalition
SBCCI	Southern Building Code Conference International, Inc.
SBIC	Sustainable Buildings Industry Council
SBIS	Sustainable Building Information System
SBTF	Sustainable Building Task Force (CA)
SCE	Southern California Edison
SDG&E	San Diego Gas & Electric Co.
SEIA	Solar Energy Industries Association
SIOR	Society of Industrial and Office Realtors
SMACNA	Sheet Metal and Air Conditioning Contractors' National Association
TMC	<a href="#">The Muldavin Company</a>
ULI	Urban Land Institute
UNEP	United Nations Environmental Programme
USACE, USCE	U.S. Army Corps of Engineers
USBC	US Green Building Council
USBR	United States Bureau of Reclamation
WBCSD	World Business Council for Sustainable Development
WDMA	Window & Door Manufacturers' Association

# **Green Building Finance Consortium Acronyms and Abbreviations**

## **Organizations & Professional Designations:**

WGBC

World Green Building Council

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Regulation, Legislation & Standards:

ACEEE annual vehicle rating guide	<a href="#">Relevant</a> to LEED v2.2. <sup>5</sup>
ADA	<a href="#">The U.S. Americans with Disabilities Act of 1990.</a>
Advanced Buildings Benchmark v1.1	<a href="#">Relevant</a> to LEED v2.2. <sup>6</sup>
AI-WG	OSCRE Appraisal Institute Work Group. Mission is to assist in the Integration and Harmonization of the Appraisal Institutes Current Version of the Commercial Data Storage Standards (CDSS) into industry compliant and recognized Data Standards including Harmonization within the OSCRE library. Many of the data elements in the AIWG are required in a wide variety of commercial off the shelf software applications. <sup>1</sup>
American Farmland Trust <a href="#">Definition</a> of Prime Agricultural Land	Code of Federal Regulations (citation: <a href="#">7CFR657.5</a> ). Relevant to LEED v2.2. <sup>5</sup>
ASHRAE 52.2-1999	<a href="#">Standard</a> Method of Testing General Ventilation Air-Cleaning Devices for Removal Efficiency by Particle Size. Relevant to LEED v2.2. <sup>6</sup>
ASHRAE 55-2004	<a href="#">Standard</a> Thermal Environmental Conditions For Human Occupancy. Relevant to LEED v2.2. <sup>6</sup>
ASHRAE 62.1-2004	<a href="#">Standard</a> Ventilation for Acceptable Indoor Air Quality. Paragraph 5.1 relevant to LEED v2.2. <sup>6</sup>
ASHRAE 90.1-2004	<a href="#">Energy Standard</a> for Buildings Except Low-Rise Residential Buildings. Relevant to LEED v2.2. <sup>6</sup>
ASHRAE Advanced Energy Design Guide for Small Office Buildings	2004. <a href="#">Relevant</a> to LEED v2.2. <sup>6</sup>
ASTM E1903-97(2002)	Relevant to LEED v2.2. <sup>6</sup> <a href="#">Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process.</a> Brownfield Redevelopment.

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Regulation, Legislation & Standards:

ASTM E1980-01	<a href="#">Standard</a> Practice for Calculating Solar Reflective Index of Horizontal and Low-Sloped Opaque Surfaces. Relevant to LEED v2.2. <sup>6</sup>
ASTM E779-03	<a href="#">Standard</a> Test Method for Determining Air Leakage Rate by Fan Pressurization. Relevant to LEED v2.2. <sup>6</sup>
BOMA Standard	The standard method of floor measurement for office buildings as defined by the Building Owners and Managers Association. Specifically cited by the IFMA Standard as useful for leasing office space. <sup>7</sup>
BREEAM	<a href="#">British Research Establishment Environment Assessment Method.</a>
Green Label Plus Program, 2004	<a href="#">Relevant</a> to LEED v2.2. <sup>6</sup> Carpet and Rug Institute (800)882-8846
CDSS	Commercial Data Storage Standards (Appraisal Institute)
CERCLA	Comprehensive Environmental Response, Compensation, and Liability <a href="#">Act of 1980</a>
Ch 4, Residential Manual for Compliance with California's 2001 Energy Efficiency Standards	<a href="#">Chapter 4</a> : Compliance through Quality Construction. Relevant to LEED v2.2. <sup>6</sup>
CIBSE AM10	Chartered Institution of Building Services Engineers (CIBSE). Natural Ventilation in Non-Domestic Buildings. <a href="#">Applications Manual 10</a> : 2005. Relevant to LEED v2.2. <sup>6</sup>
CIE Standard	Defined by the CIE-WG.
CIE-WG	OSCRE Commercial Information Exchange Work Group. Mission is to define the core data fields included in a CIE data standard, to create and test commercial data exchanges between data trading partners using this standard and Real Estate Transaction Standard (RETS) software or other technology protocol as a data transfer tool or method. Will help Data Originators or redistributors to broadcast property listings faster and over a much wider geographical area via many listing providers. Will ease Data Recipients' importing of property listings from clients. <sup>1</sup>

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Regulation, Legislation & Standards:

CPM-WG	OSCRE Commercial Property Management Work Group. Mission involves exchanging commercial property management building, lease, tenant, recurring charges and unit information from sellers to buyers and going forward to multiple industry stakeholders. Will aid tracking of occupancy/vacancy rates and lease information. <sup>1</sup>
CRS Green-e Products Certification Reqs	Center for Resource Solutions (CRS). <a href="#">Relevant</a> to LEEDv2.2. <sup>6</sup>
CWA	Relevant to LEED v2.2. <sup>5</sup> <a href="#">Clean Water Act</a>
DOE CBECS	U.S. Department of Energy's Commercial Building Energy Consumption Survey ( <a href="#">CBECS</a> ) Database. Relevant to LEED v2.2. <sup>6</sup>
EPA 600/S4-90-010, May 1990	EPA Compendium of Methods for the Determination of Air Pollutants in Indoor Air. <a href="#">Relevant</a> to LEED v2.2. <sup>6</sup>
EPACT	<a href="#">Energy Policy Act of 1992</a> . Relevant to LEED v2.2. <sup>5</sup>
ERISA	Employee Retirement Income Security <a href="#">Act of 1974</a>
Executive Order S-20-2004	Also known as " <a href="#">The Green Building Initiative</a> ." Executive Order of California's Governor Arnold Schwarzenegger.
FEMA 100-Year Flood Definition	<a href="#">Relevant</a> to LEED v2.2. <sup>5</sup>
FIRREA	Financial Institutions Reform, Recovery and Enforcement <a href="#">Act of 1989</a> .
FM-WG	OSCRE Facility Management Work Group. Primary goal is to automate the service request and work order management and reporting process for "trading partners", such as owners and service providers. <sup>1</sup>
Forest Stewardship Council (FSC) Guidelines	Relevant to LEED v2.2. <sup>5</sup> <a href="#">The Forest Stewardship Council</a> .
GPG 237	<a href="#">Carbon Trust Good Practice Guide 237</a> . Relevant to LEED v2.2. <sup>6</sup>

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Regulation, Legislation & Standards:

Green Seal Product Specific Environmental Requirements	<a href="#">Relevant</a> to LEED v2.2. <sup>5</sup> Green Seal Organization.
IECC	International Energy Conservation Code <a href="#">2006</a> .
IESNA Recommended Practice Manual: Lighting for Exterior Environments RP-33-99	<a href="#">Relevant</a> to LEED v2.2. <sup>5</sup> <a href="#">Illuminating Engineering Society of North America</a> .
IFMA Standard	International Facility Manager's Association <a href="#">Standard</a> Classification for Building Measurements.
IPMVP (International Performance Measurement and Verification Protocol)	<a href="#">International Performance Measurement and Verification Protocol Volume III: Concepts and Options for Determining Energy Savings in New Construction</a> (April, 2003) relevant to LEED v2.2. <sup>5</sup>
IRC	<a href="#">Internal Revenue Code</a> (Title 26).
IRC Section 1031	Internal Revenue Code <a href="#">Section 1031</a> . Exchange of property held for productive use or investment.
ISO 14021	Environmental Labels and Declarations: Self-Declared Environmental Claims (Type II Environmental Labeling). <a href="#">Relevant</a> to LEED v2.2. <sup>6</sup>
ISO 9000	International Standards Organization business process standard
NAAQS	<a href="#">National Ambient Air Quality Standards</a> . Standards established by the EPA that apply to outdoor air throughout the country. <sup>3</sup>
NPDES	EPA National Pollutant Discharge Elimination System ( <a href="#">NPDES</a> ) Program, Phase I and II. Relevant to LEED v2.2. <sup>6</sup>
OAG Standard	Open Applications Group. Standards for Business Software Interoperability.

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Regulation, Legislation & Standards:

OSCRE	The Open Standards Consortium for Real Estate
OSHA	Occupational Safety and Health Act of 1970
PISCES	Property Information Systems Common Standard
PUHCA	Public Utility Holding Company Act of 1935. Repealed with the 2005 EPACT. <a href="#">PUHCA 2005</a> .
PURPA	Public Utility Regulatory Policies <a href="#">Act of 1978</a>
RCRA	Resource Conservation and Recovery <a href="#">Act of 1976</a>
Regional Endangered Species List	<a href="#">Relevant</a> to LEED v2.2. <sup>5</sup> State and Federal threatened and endangered species lists.
Regulation 8, Rule 51 of the Bay Area Air Quality Management District (January 7, 1998)	<a href="#">Relevant</a> to LEED v2.2. <sup>5</sup> <a href="#">Bay Area Air Quality Management District</a> (415)771-6000
RELA	<a href="#">Texas Real Estate License Act</a>
RETS	Real Estate Transaction Standard
RPUID Standard	Defined by the RPUID-WG.
RPUID-WG	OSCRE Real Property Unique Identifier Work Group. Mission is to design a conceptual and organizational structure to manage the standard for building/property identifiers that is usable across a broad range of users and constituents. Intended to be the master link to aggregate portfolio data. <sup>1</sup>
SCAQMD Rule #1113	<a href="#">Relevant</a> to LEED v2.2. <sup>6</sup> Architectural Coatings: South Coast Air Quality Management District (SCAQMD) Rule #1113.
SCAQMD Rule #1168	<a href="#">Relevant</a> to LEED v2.2. <sup>6</sup> Adhesives, Sealants and Sealant Primers: South Coast Air Quality Management District (SCAQMD) Rule #1168.

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Regulation, Legislation & Standards:

SMACNA IAQ [Relevant](#) to LEED v2.2.<sup>6</sup> [SMACNA](#).  
Guidelines For  
Occupied  
Buildings Under  
Construction,  
1995, Ch. 3

SPM-WG OSCRE Strategy and Planning Metrics Work Group. Mission is to select, define, and standardize the metrics by which the real estate industry measures itself, the data elements from which these metrics are derived, and the protocols necessary for transparent communications between technologies that process this information. Also working on a standard set of Space Classifications.<sup>1</sup>

TARP [Technology Acceptance and Reciprocity Partnership](#). Relevant to LEED v2.2.<sup>6</sup>

[Title 24](#) One of 26 titles of the California Code of Regulations. California Building Standards Commission (CBSC).

USPAP AF [Uniform Standards for Professional Appraisal Practice](#)

Zero Emissions [California Air Resources Board Zero Emission Vehicle Program](#). Relevant to  
Vehicles, CA Air LEED v2.2.<sup>6</sup>  
Resources Board

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Scientific Terms & Measurements:

AC	Alternating Current
ACH	Air Changes Per Hour
ACMs	Asbestos Containing Materials
AFV	Alternative-Fuel Vehicle
ANC	Active Noise Cancellation
BACT	Best Available Control Technology
bbbl	Barrel(s)
bbbl/d	Barrel(s) Per Day
bbbl/sd	Barrel(s) Per Stream Day
bcf	Billion Cubic Feet
BOE	Barrels of Oil Equivalent (used internationally)
BRI	Building Related Illness
BTEX	Benzene, Toluene, Ethylbenzene, and Xylene
Btu	British Thermal Unit(s)
BTX	Benzene, Toluene, and Xylene
CAFE	Corporate Average Fuel Economy
CBOB	Conventional Gasoline Blendstock for Oxygenate Blending
cd	Candela
CDD	Cooling Degree-Days
CF	Cubic Foot
CFCs	Chlorofluorocarbons
CFS	Cubic Feet Per Second

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Scientific Terms & Measurements:

CH <sub>4</sub>	Methane
CNG	Compressed Natural Gas
CO	Carbon Monoxide
CO <sub>2</sub>	Carbon Dioxide
EMF	Electromagnetic Fields
ETBE	Ethyl Tertiary Butyl Ether
GW	Gigawatt
GW(h)	Gigawatt (Hour) = 1 Billion Watts
GWe	Gigawatt-Electric
GWh	Gigawatthour
GWP	Global Warming Potential
HCs	Hydrocarbons
HCFCs	Hydrochlorofluorocarbons
HDD	Heating Degree-Days
HEPA	High Efficiency Particulate Air Filters
HFCs	Hydrofluorocarbons
kg	Kilogram
KVa	Kilovolt-Ampere
kW	Kilowatt
kW(h)	Kilowatt (Hour) = 1000 Watts
kWe	Kilowatt-Electric
kWh	Kilowatthour

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Scientific Terms & Measurements:

I	Liter
lb	Pound
LCA	Life-Cycle Analysis or Assessment
LCC	Life-Cycle Cost
lm	Lumen
LOI	Loss On Ignition (Measure of Carbon Content)
M	Thousand
m	Meter
Mcf	One Thousand Cubic Feet
MCL	Maximum Contamination Level
MDA	Minimum Detectable Amount
MEI	Maximally Exposed Individual
MERV	Minimum Efficiency Reporting Value
mg	Milligram
ml	Millimeter
MM	Million
MMbbl/d	One Million Barrels of Oil Per Day
MMBtu	One Million British Thermal Units
MMcf	One Million Cubic Feet
Mmgal/d	One Million Gallons Per Day
MMst	One Million Short Tons
mrem	Millirem

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Scientific Terms & Measurements:

MTBE	Methyl Tertiary Butyl Ether
MW	Megawatt
MW(h)	Megawatt (Hour) = 1 Million Watts
MWh	Megawatthour
N <sub>2</sub> O	Nitrous Oxide
NC	Noise Criteria
NO <sub>x</sub>	Nitrogen Oxides
NR	Noise Reduction
NRC	Noise Reduction Coefficient
O <sub>3</sub>	Ozone
PCB	Polychlorinated Biphenyl
PFCs	Perfluorocarbons
pH	A measurement that describes the acidity or alkalinity of a substance.
PPB	Parts Per Billion
PPM	Parts Per Million
PV	Photovoltaic
RSE	Relative Standard Error
SBS	Sick Building Syndrome
SEER	Seasonal Energy Efficiency Ratio
SF <sub>6</sub>	Sulfur Hexafluoride
SNG	Synthetic Natural Gas
SO <sub>2</sub>	Sulfur Dioxide

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Scientific Terms & Measurements:

SO <sub>x</sub>	Oxides of Sulfur
STC	Sound Transmission Coefficient
TAME	Tertiary Amyl Methyl Ether
TBA	Tertiary Butyl Alcohol
TOC	Total Organic Carbon
TSS	Total Suspended Solids
TW	Terawatt
UVB	Ultraviolet Radiation
VOC	Volatile Organic Compounds
Wh	Watt-hour

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Real Estate, Finance & Valuation:

AAA Tenant	A tenant who has a very good (AAA) credit rating according to a recognized rating bureau; also called 'prime tenant' or 'creditworthy tenant'. <sup>7</sup>
ADR	Average Daily Room Rate
ANOVA	Analysis Of Variance
APR	Annual Percentage Rate
ARM	Adjustable Rate Mortgage
ATCF	After-Tax Cash Flow
BEV	Business Enterprise Value
BIG	Below Investment Grade
CAM	Common Area Maintenance
cap ex	Capital Expenditure
cap rate	Capitalization Rate
CBD	Central Business District
CC&Rs	Conditions, Covenants, Restrictions
CLTV	Combined Loan To Value
CMBS	Commercial Mortgage-Backed Security(ies)
CMO	Collateralized Mortgage Obligation
CMSA	Consolidated Metropolitan Statistical Area
CO	Certificate of Occupancy
COF	Cost Of Funds
Comps	Comparables
CPI	Consumer Price Index

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Real Estate, Finance & Valuation:

CPM	Critical Path Method
DCF	Discounted Cash Flow
DCR	Debt Coverage Ratio (or DSCR: Debt Service Coverage Ratio)
DJSI	Dow Jones Sustainability Indexes
DOT	Deed Of Trust
DSCR	Debt Service Coverage Ratio (or DCR: Debt Coverage Ratio)
EBITDA	Earnings Before Interest, Taxes, Depreciation, and Amortization
EEM	Energy Efficient Mortgage
EGI	Effective Gross Income
EGR	Effective Gross Rent
FF&E	Furniture, Fixture, and Equipment
FFO	Funds From Operation
FMV	Fair Market Value
GIM	Gross Income Multiplier
GRM	Gross Rent Multiplier
HUD	A closing statement.
IRR	Internal Rate of Return
LIBOR	London Interbank Offered Rate
MACRS	Modified Accelerated Cost Recovery System
MIRR	Modified Internal Rate of Return
MLS	Multiple Listing Service
MPT	Modern Portfolio Theory

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Real Estate, Finance & Valuation:

MSA	Metropolitan Statistical Area
NAV	Net Asset Value (...of an investment company is the company's total assets minus its total liabilities). <sup>4</sup>
NOI	Net Operating Income
NPV	Net Present Value
O&M	Operations And Maintenance
OER	Operating Expense Ratio
PITI	Principal, Interest, Taxes and Insurance
PMI	Private Mortgage Insurance
PMSA	Primary Metropolitan Statistical Area
PUD	Planned Unit Development
PV	Present Value
RCM	Reliability Centered Maintenance
REIT	Real Estate Investment Trust
REMICs	Real Estate Mortgage Investment Conduits
REO	Real Estate Owned
REOC	Real Estate Operating Company
ROI	Return On Investment
RTC	Resolution Trust Corporation
SIC	Standard Industrial Classification
SMSA	Standard Metropolitan Statistical Area
SRI	Socially Responsible Investment

# **Green Building Finance Consortium**

## **Acronyms and Abbreviations**

### **Real Estate, Finance & Valuation:**

TDR	Transferable Development Right
TIF	Tax Increment Financing
TIs	Tenant Improvements
TOE	Total Operating Expenses
VRM	Variable-Rate Mortgage
WACC	Weighted Average Cost of Capital

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Architecture, Engineering, and Construction Terms:

AST	Aboveground Storage Tank
BIM	Building Information Model
C&D	Construction & demolition
CAD	Computer-Aided Design
CAFM	Computer-Aided Facility Management
CI	See: LEED-CI
CIFM	Computer-Integrated Facility Management
CMMS	Computerized-Maintenance Management Systems
CS	See: LEED-CS
EB	See: LEED-EB
ECB	Energy Cost Budget
EDGE	DOE Environmental Design Guide for Engineers
EH&S	Environment, Health, and Safety
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EMP	Environmental Master Plan
EPP	EPA Environmentally Preferable Purchasing Program
FAR	Floor Area Ratio
GBA	Gross Building Area
GLA	Gross Leasable Area
H	See: LEED-H
HVAC	Heating, Ventilation and Air Conditioning

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Architecture, Engineering, and Construction Terms:

HVAC&R	Heating, Ventilation, Air-Conditioning, and Refrigeration
IAP	Indoor Air Pollution
IAQ	Indoor Air Quality
I-BEAM	EPA Indoor Air Quality Building Education and Assessment Model
IEQ	Indoor Environmental Quality
ITS	Information Technology System
LEED-CI	LEED v2.2 Category: Commercial Interiors Projects
LEED-CS	LEED v2.2 Category: Core and Shell Projects
LEED-EB	LEED v2.2 Category: Existing Building Operations
LEED-H	LEED v2.2 Category: Homes
LEED-NC	LEED v2.2 Category: New Commercial Construction and Major Renovation
LEED-ND	LEED v2.2 Category: Neighborhood Development
MECS	Manufacturing Energy Consumption Survey
MSD or MSDS	Material Safety Datasheet
NC	See: LEED-NC
ND	See: LEED-ND
POE	Post-Occupancy Evaluation
SIP	Structural Insulated Panel
STM	Serviceability Tools and Methods
UST	Underground Storage Tank

# Green Building Finance Consortium

## Acronyms and Abbreviations

### Sources:

- <sup>1</sup> OSCRE. Work Group Synopsis. 05 Oct 2006: 3-15.
- <sup>2</sup> About Our Designations. 2006. Appraisal Institute. 13 Nov 2006. <<http://www.appraisalinstitute.org/about/designations.asp>>.
- <sup>3</sup> Green Ideas Glossary. 2006. Green Ideas Environmental Building Consultants. 21 Sept 2006 <<http://www.egreenideas.com/glossary.php?group=all>>.
- <sup>4</sup> Net Asset Value. 26 Dec. 2002. U.S. Securities and Exchange Commission. 13 Nov 2006. <<http://www.sec.gov/answers/nav.htm>>.
- <sup>5</sup> LEED-NC Version 2.2 For Public Use and Display. U.S. Green Building Council, Oct 2005. 13 Nov 2006. <<https://www.usgbc.org/ShowFile.aspx?DocumentID=1095>>.
- <sup>6</sup> LEED v2.1 to v2.2 Comparison. Green Roundtable: Technical Assistance. 13 Nov 2006. <[http://www.greenroundtable.org/pdfs/GRT\\_LEEDv2.2-summary-guide.pdf](http://www.greenroundtable.org/pdfs/GRT_LEEDv2.2-summary-guide.pdf)>.
- <sup>7</sup> The Dictionary of Real Estate Appraisal. 4<sup>th</sup> ed. Chicago: Appraisal Institute, 2002.