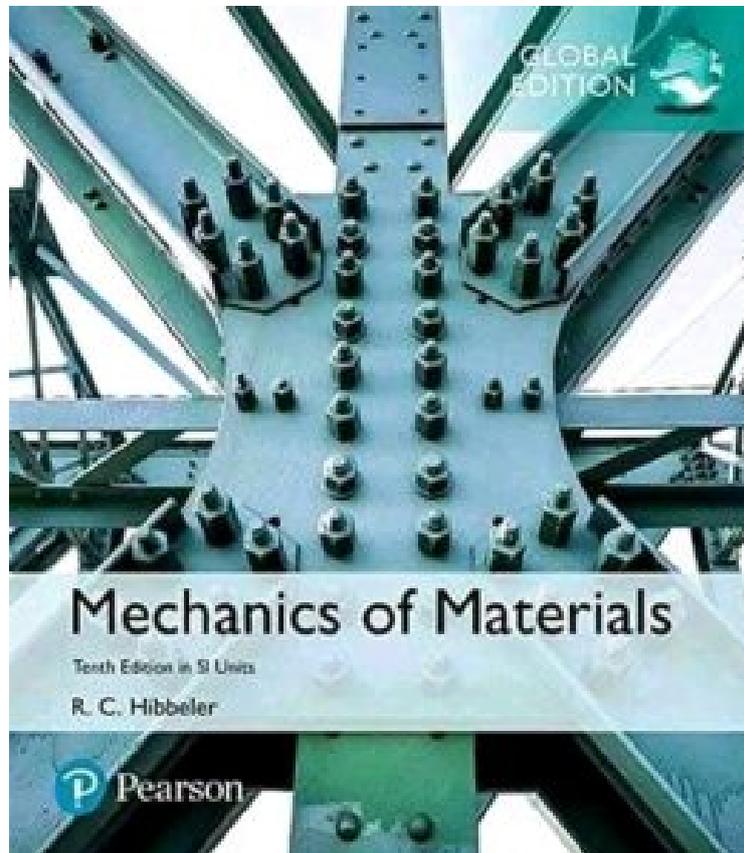

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Eco-labeling {#sec1.1.5} An important reason why more green buildings are becoming available to the market is because more consumers are becoming aware of and are interested in eco-labeling. In [Figure 3]{#fig3}{ref-type="fig"}, we have listed the different types of green certifications that an eco-label may be issued for. The LEED (Leadership in Energy and Environmental Design) and LEED-NC (Neighborhood Certification) programs are the most popular and most valuable eco-label for green buildings. The major factor for a building to earn LEED points is that it must meet one of the six categories in the LEED

criteria ([Figure 4](#fig4){ref-type="fig"}). A green building will earn 1 point for each LEED category it satisfies. In addition, as a result of the complete listing of materials, product data, and performance standards that are required for a LEED certification, a green building has a much higher return on investment (ROI) than non-green buildings. The ROI on green building has been determined by the U.S. Green Building Council to be between 12 and 17 years, depending on the type of building. Figure 3. A list of different types of green certifications that a building can be certified for. Figure 3 Figure 4. A photo of an office building earning LEED Gold points. Figure 4 Another widely accepted eco-label is the Energy Star. It is the same as LEED in that it has a set of categories for building performance but it has a different focus. The Energy Star builds off the LEED model but is more centered on 82157476af

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