Five Key Areas of Focus to "Green" Your Building Operations

Energy Management and Reduction

- Establish baseline for existing energy performance of Building systems
- Examine preventative maintenance programs for system optimization
- Examine "low cost" opportunities like thermostat placement, programmable thermostats, thermostat settings, and after-hours HVAC and electricity conservation programs, installation of window shades and/or glazing
- Consider implementation of occupancy and CO_2 sensors for lighting and HVAC
- Consider alternative energy providers, including Georgia Power's Green Energy® program
- Replace bulbs as they burn out with more energy efficient T8 and compact fluorescent bulbs; consider converting exit sign lights to LED

Materials Choices and Construction Management

- Establish a building-wide recycling program (beyond white office paper)
- Educate and engage tenants in recycling programs; make it convenient
- Require sorting and recycling of construction debris from construction in the Building
- Require use of environmentally friendly cleaning products and procedures
- Require use of environmentally friendly construction materials and procedures
- Utilize Integrated Pest Management (IPM) practices vs. chemical programs
- Select products with less packaging, resulting in less waste, including purchasing of concentrated materials

Water Conservation

- Reduce water consumption with flow rate restrictors and low-flow fixtures
- Lower water temperature on hot water supply
- Reduce heat loss on hot water supply by insulating pipes and water heaters
- Consider installing automatic flush systems on toilets and urinals and automatic shut off valves on sinks
- Consider retrofitting urinals with waterless urinals

Indoor Air Quality and Environment

- Utilize low-emission products, including paints, stains, adhesives, carpets and cleaning products
- Reduce or eliminate ozone-depleting gases from HVAC, refrigeration and fire-suppression systems
- Look for opportunities to enhance infiltration of natural light into Building
- Utilize entryway systems (grills, mats, grates, etc.) to reduce particulate matter tracked into Building
- Install live plants that are adept at filtering pollutants
- Enhance frequency of filter changes in HVAC systems; choose high-efficiency filters

Site Sustainability and Landscaping

- Examine use of exterior lighting to avoid or limit light pollution and wasted lighting
- Implement landscape programs designed to reduce erosion and utilize run-off and collected rainwater for irrigation purposes
- Evaluate irrigation system to eliminate wasted or misdirected water; evaluate schedule to minimize water consumption
- Replace annual landscaping with perennial plantings and focus on native vegetation choices, including drought tolerant plantings
- Trees, plants and bushes near entryways should be varieties that do not yield berries, flowers or leaves that could be tracked into the Building
- Coordinate transportation alternatives and promote carpooling programs for Building tenants
- Provide preferred parking for carpools or hybrid car parking
- Require vendors to employ sustainable practices which are documented
- Install bike racks and changing facilities in Building, space permitting

Materials produced by and for further information please contact: ***Robert E. Stanley, Esq.****, LEED®-AP, Partner, Stanley, Esrey & Buckley, LLP, 1170 Peachtree Street, Suite 750, Atlanta, Georgia 30309, telephone: (404) 835-6201, e-mail: rstanley@seblaw.com. Robb is commercial real estate attorney and a frequent speaker and author on various green building topics. He is also a contributing author to the book The Green Building Bottom Line: The Real Cost of Sustainable Building, published by GreenSource Books, a division of McGraw-Hill, in October 2008.*