



5 Keys to Green Your Building During Tough Economic Times

It is possible to make your building more sustainable, even in difficult economic times. Going green does not always mean you have to invest large sums of money. Below are suggestions in five key areas showing cost-effective ways to increase the sustainability of your building.

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 CO₂ sensors for lighting and HVAC
- Consider alternative energy providers; contact your local energy provider for options
- 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



**BOMA-Atlanta / 2987 Clairmont Road, N.E., Suite 100, Atlanta, GA 30329
Ph 404-475-9980 / Fx 404-475-9987 / www.boma-atlanta.org**



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, utilize run-off and collect 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

For more information and additional ideas on how to green your building:

- BOMA Energy Efficiency Program: <http://www.boma.org/TrainingAndEducation/BEEP/>
- BOMA Sustainable Operations Series: <http://www.boma.org/TrainingAndEducation/SOS/>
- BOMA-Atlanta Sustainability Information: <http://boma-atlanta.org/resources/conservation.asp>

*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 upcoming book *The Green Building Bottom Line: The Real Cost of Sustainable Building*, published by GreenSource Books, a division of McGraw-Hill, in October 2008.*

This material was developed in conjunction with the Building Owners and Managers of Atlanta. For more information on BOMA-Atlanta, call 404-475-9980 or go to www.boma-atlanta.org.



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