



Low-Cost & No-Cost Ways to Green Your Building

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LEED-AP



Five Key Areas of Focus to “Green” Your Building Operations

- Energy Management and Reduction
- Materials Choices and Construction Management
- Water Conservation
- Indoor Air Quality and Environment
- Site Sustainability and Landscaping



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



Energy Management and Reduction

- Make sure vacant space isn't being conditioned or lit
- Label manual light switches with reminder to "Turn off Lights When Not In Use."



Energy Management and Reduction

- Consider implementation of occupancy and CO2 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



Material 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



Material Choices and Construction Management

- Require use of environmentally friendly cleaning products and procedures; make sure service providers can prove they are green; consider day cleaning
- Require use of environmentally friendly construction materials and procedures
- Utilize Integrated Pest Management (IPM) practices vs. chemical programs



Material Choices and Construction Management

- Select products with less packaging, resulting in less waste, including purchasing of concentrated materials
- Specify recyclable, reusable or compostable products (e.g. paper products vs. styrofoam) for kitchen or food service operations



Water Conservation

- Reduce water consumption with flow rate restrictors and low-flow fixtures
- Lower water temperature on hot water supply; put hot water heaters on a timer that shuts them off on nights and weekends
- Reduce heat loss on hot water supply by insulating pipes and water heaters



Water Conservation

- Consider installing automatic flush systems on toilets and urinals and automatic shut off valves on sinks
- Consider retrofitting urinals with waterless urinals
- Consider landscaping choices and irrigation methods to reduce potable water use for landscape watering
- Promulgate water conservation policies



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 green cleaning products to reduce VOC's released in cleaning process



Indoor Air Quality and Environment

- 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
- Consider run-off diversion from the sewer system, including removing curbs and installing pervious parking during major parking lot repair



Site Sustainability and Landscaping

- 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

Site Sustainability and Landscaping

- 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



Site Sustainability and Landscaping

- Require vendors to employ sustainable practices which are documented
- Install bike racks and changing facilities in Building, space permitting



“Top 10 *Cheap Green Ideas*”

1. Install occupancy sensors for lighting and HVAC
2. Replace burned out bulbs with more efficient bulbs
3. Implement recycling program
4. Switch to Green Cleaning
5. Install faucet aerators
6. Lower temperature on hot water supply
7. Require use of low-VOC products
8. Install live plants
9. Install drought tolerant perennials vs. annuals
10. Offer preferred parking for hybrids and carpools



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