

40 Years, 40 Tips

BOMA International Honors 40 Years of Earth-Friendly Tips for Property Professionals

The First Earth Day in 1970 saw 20 million Americans demonstrate for a sustainable environment; forty years later more than one billion people in 190 countries are taking part in Earth Day. In honor of the 40th anniversary of Earth Day, BOMA International releases 40 Earth-Friendly Tips to help commercial real estate professionals optimize building performance. From recycling to energy management to sustainable landscaping, these tips provide low-cost solutions to green buildings and reduce operating costs.

Energy Efficiency

1. Benchmark energy consumption through ENERGY STAR® Portfolio Manager
2. Regularly inspect building equipment
3. Convert inefficient lamps and ballasts to T8, T12 and T5 lamps
4. Install occupancy sensors
5. “Green” your roof to reduce to reduce heat load to the building
6. Automatic “lights out” at 7 p.m. with tenant override mechanism
7. Take advantage of federal tax credits on energy efficiency improvements
8. Hold vendor/tenant Q&A events

Water Conservation

9. Benchmark water consumption through ENERGY STAR Portfolio Manager
10. Water early in the morning to reduce evaporation
11. Install in-ground moisture sensors
12. Use a broom to clean driveways and sidewalks
13. Landscape with perennial plants
14. Install aerators in bathroom and break room sinks
15. Monitor activities with sensors, such as motion-sensor faucets
16. Harvest rainwater for landscaping

Reduce, Reuse, Recycle

17. Recycle old cell phones for the needy
18. Hold an e-Waste day and collect electronics
19. Use recycled material in restroom paper products
20. Use local and recycled building materials
21. Add composting to your landscape maintenance plan
22. Use coreless bath tissue
23. Work with vendors who have recycling programs
24. Utilize mixed recycling



Tenant Awareness

25. Give away CFL bulbs to tenants in exchange for incandescent bulbs
26. Organize energy efficiency and sustainability tenant councils
27. Encourage tenants to power down during off hours
28. Institute an Energy Awareness Program
29. Include sustainability tips in monthly newsletters
30. Install bicycle racks in the garage
31. Offer preferred parking spots for compact cars and hybrid vehicles
32. Ask tenants to switch off overhead lights when daylight is sufficient

Indoor Air Quality

33. Invite green vendors to exhibit/discuss products on Earth Day
34. Use air filters and HEPA vacuums to improve IAQ
35. Use low-VOC paints/sealants/adhesives for building improvements
36. Insure that your janitorial service uses green cleaning products
37. Dispose of garbage promptly and properly
38. Do not block air vents or grilles
39. Develop a preventative IAQ management program
40. Promote your green cleaning program to tenants