Building Rules and Regulations for Sustainable Operations

To achieve energy efficiency goals and promote high-performance building standards, landlords must communicate energy management best practices with tenants and property teams and establish ongoing evaluation and improvement of these practices. Consider this list of energy management best practices when developing your own building rules and regulations.

**Align HVAC Hours with Business Hours**

Align HVAC hours with tenant’s business operating hours to reduce heating and cooling unoccupied space. Tenants can request HVAC operation after hours, if need be. Additionally, consider first- or last-hour setbacks to reduce HVAC operating hours (e.g., reduce operations at 4pm if the building is typically unoccupied by 5pm).

**Daytime Cleaning**

Schedule janitorial work to occur during regular business hours to minimize heating, cooling, and lighting the building after hours.

**Lighting and Controls**

Upgrade to LED lighting throughout common areas, and in tenant spaces during turnover to reduce energy and maintenance costs. LEDs use at least 75% less energy and last 35 to 50 times longer than incandescent lighting. Installing lighting controls such as occupancy sensors, timers, and daylighting sensors can enhance energy savings.

**Ongoing Maintenance and Retro-Commissioning**

Work with the property’s engineering or maintenance team to establish a quarterly or annual cycle of inspecting and optimizing building systems and equipment. Preventative maintenance can reduce energy bills and costly breakdowns and can ensure a quality environment for building occupants. Conduct retro-commissioning to maintain efficient building energy performance through the seasons.

**Plug load management**

Take measures to reduce the plug load throughout the space. Appliances, fans, coffee makers, and other plug-in equipment account for about 30% of total energy use. Plug loads can be managed through no and low-cost strategies such as turning off or unplugging equipment not in use. Putting computers to sleep when inactive can save up to $50 per computer every year!