Sustainable Build Out Guidelines

The build out or tenant improvement period will often define the efficiency of a space. Decisions about lighting, plug loads, and other equipment will have an effect on utility consumption throughout the period of occupancy. Establishing build-out guidelines that take into consideration energy efficiency can lead to reduced occupancy costs and improved employee health and productivity. These build out fact sheets for small offices and large offices show the potential impact of a sustainable tenant build out. Communicate these guidelines with landlords, designers, architects, and space planners to enable greater energy efficiency.

Energy Modeling

Collaborate with architects, designers, and space planners to strategize energy efficiency measures to be implemented by estimating the energy use when measures are implemented. Tools exist through a variety resources like ENERGY STAR® and the Urban Land Institute to assist in this process.

Lighting and Controls

High efficiency lighting technologies can reduce tenant space lighting energy consumption by up to 30-60%. Combining efficient lighting with controls such as occupancy sensors, timers, and daylight sensors can help to increase energy savings.

Daylighting

Effective daylighting can greatly improve employee productivity and health and reduce lighting energy consumption by 20-80%. Various design strategies can be implemented to maximize daylighting including thoughtful office design layout and low wall partitions, films that increase solar distribution but decrease solar heat gain, and window shades on the lower portions of the windows.

ENERGY STAR® Appliances and Equipment

ENERGY STAR® certified appliances and equipment are highly energy efficient using 10-40% less energy than standard efficiency models. These technologies are held to strict quality standards and therefore can result in less maintenance and a longer usage life. A variety of products are eligible for ENERGY STAR® certification, including computers, refrigerators, and programmable thermostats. For a complete list, visit energystar.gov/products.

Submeter

Submetering tenant space allows the tenant and landlord access to energy performance data that can lead to a transparent and collaborative relationship and help drive energy efficiency projects. Accurately measuring tenant energy consumption allows tenants to be billed for their actual use and can help overcome the split incentive. Ensure that the negotiated lease includes a clause about sharing consumption information monthly between tenant and landlord.