

Medical office buildings guidebook

IREM[®] Certified Sustainable Properties (CSP)



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Key resources

Certification materials

irem.org/csp

Application platform

irem.org/cspplatform

Questions

sustainability@irem.org

Introduction

This guidebook details what medical office buildings must achieve and submit to IREM® to earn the IREM Certified Sustainable Property (CSP) certification. Requirements include prerequisites, baseline requirements, and point items in the energy, water, health, recycling, and purchasing categories.

Prerequisites

The property must meet these minimum requirements to apply for the IREM CSP.

- At least 15,000 square feet
- At least 51% of space must be used for medical office visits and/or outpatient medical services
- At least 18 months since substantial completion or repositioning
- At least 75% occupied
- Smoke-free property
- In compliance with all environmental laws

Baseline requirements

The property must complete all requirements to qualify for certification.

- B.1 Perform a sustainability and climate-related risk and opportunity assessment of the property
- B.2 Align sustainability and investment goals for the property and include sustainability metrics in owner reporting
- B.3 Implement at least five policies to advance sustainability at the property
- B.4 Part 1: Benchmark energy usage and greenhouse gas emissions
- B.4 Part 2: Submit an energy assessment that includes a 3-year improvement plan or meet an accepted initial construction standard
- B.5 Part 1: Benchmark water usage
- B.5 Part 2: Submit a water assessment that includes a 3-year improvement plan or meet an accepted initial construction standard
- B.6 Establish a healthy property operations program
- B.7 Assess recycling practices, options, and compliance requirements
- B.8 Assess procurement practices and options

Category points

Point items in the energy, water, health, recycling, and purchasing categories are listed below. Medical office buildings must earn at least 54 points, or 60% of available points, to qualify for certification.

Energy

- E.1 Demonstrate ongoing training on energy management for engineering team (1 pt.)
- E.2 Provide tenant(s) or occupants with energy management best practices (1 pt.)
- E.3 Achieve one of the following: (1) ENERGY STAR® score of 70+ or (2) 5%+ reduction in energy use (1 pt.)
- E.4 Achieve one of the following: (1) ENERGY STAR score of 75+ or (2) 10%+ reduction in energy use (2 pts.)
- E.5 Achieve one of the following: (1) ENERGY STAR score of 80+ or (2) 15%+ reduction in energy use (3 pts.)
- E.6 Review medical and office lighting and equipment to identify energy efficiency opportunities (3 pts.)
- E.7 Install LED lighting in non-medical fixtures in areas under management control (3 pts.)
- E.8 Install EV charging stations (3 pts.)
- E.9 Use renewable energy (3 pts.)
- E.10 Implement a green lease program (3 pts.)
- E.11 Demonstrate innovation in energy efficiency through new methods, technologies, and pilot programs (3 pts.)

Water

- W.1 Demonstrate ongoing training on water management for engineering team (1 pt.)
- W.2 Check for water leaks (1 pt.)
- W.3 Provide tenant(s) or occupants with water management best practices (1 pt.)
- W.4 Reduce water use by 5% over baseline (1 pt.)
- W.5 Install high-efficiency fixtures in areas under management control (2 pts.)
- W.6 Reduce water use by 10% over baseline (2 pts.)
- W.7 Reduce water use by 15% over baseline (3 pts.)
- W.8 Install one of the following: (1) native/drought-resistant landscaping or (2) efficient irrigation system (3 pts.)
- W.9 Demonstrate innovation in water efficiency through new methods, technologies, and pilot programs (3 pts.)

Health

- H.1 Establish a green construction policy for renovations and build-outs (1 pt.)
- H.2 Distribute information to tenant(s) or internal stakeholders on the health and wellness impacts of indoor environments (1 pt.)
- H.3 Sponsor regular stress-reduction events for the medical professionals in the building (1 pt.)
- H.4 Provide filtered water for building occupants and guests (1 pt.)
- H.5 Offer healthy food options wherever meals and snacks are served in areas under management control (1 pt.)
- H.6 Recommend green cleaning and healthy, low-emitting materials to tenant(s) (1 pt.)
- H.7 Use healthy, low-emitting materials in areas under management control (2 pts.)
- H.8 Employ green cleaning services for areas under management control (2 pts.)

- H.9 Conduct or obtain regular indoor air quality testing in areas under management control (3 pts.)
- H.10 Provide an onsite fitness facility or other wellness-inspired amenity for building occupants and/or guests (3 pts.)
- H.11 Demonstrate innovation in healthy operations through new methods, technologies, and pilot programs (3 pts.)

Recycling

- R.1 Install recycling signage throughout the property (1 pt.)
- R.2 Provide information on recycling program and/or recycling best practices to tenant(s) or occupants (1 pt.)
- R.3 Establish a construction waste management policy for renovations and build-outs (1 pt.)
- R.4 Establish a policy for recycling e-waste, batteries, light bulbs, and bulk items (1 pt.)
- R.5 Set diversion rate goals for the property (1 pt.)
- R.6 Achieve a minimum diversion rate of 20% for the property (1 pt.)
- R.7 Establish recycling services (2 pts.)
- R.8 Determine the property's diversion rate (2 pts.)
- R.9 Achieve a minimum diversion rate of 25% for the property (2 pts.)
- R.10 Achieve a minimum diversion rate of 30% for the property (3 pts.)
- R.11 Establish an additional recycling, reuse, or waste reduction strategy in standard or medical waste management (3 pts.)

Purchasing

- P.1 Use green-certified products in building management operations (1 pt.)
- P.2 Provide tenant(s) or procurement team with sustainable purchasing best practices (1 pt.)
- P.3 Assess vendor and supplier compliance with sustainability requirements (2 pts.)
- P.4 Include sustainability clauses in vendor contracts (3 pts.)
- P.5 Use green power or purchase renewable energy credits (3 pts.)

Fast track eligibility

The dark blue cells at the end of each category point section in the IREM checklist list green building certifications that allow the applicant property to “fast track” by claiming all the available points in that category. The certifications specified are all operational, or for existing buildings.

To claim the fast-track points:

- The property must have one of the certifications listed for that category.
- The certification must be active through no earlier than December 31 of the year prior to the year in which the application is submitted.
- The applicant must submit proof of certification with the application. Proof of certification includes a letter or certificate from the certifying body or a direct link to the property on the organization's directory of certified properties.

Baseline requirements

B.1 Perform a sustainability and climate-related risk and opportunity assessment of the property

A structured assessment of the property can provide a holistic view of opportunities and risks related to climate change and help craft sustainability and resilience strategies in response. Opportunities to address those risks may bring added benefits, such as attracting tenants to the property and operating those parts of the property in the landlord's control more efficiently.

Risks include:

- **Transition risks:** Financial and reputational risks that properties face as they adapt to climate change. There may be operational risks as the property devotes time and resources to adaptation.
- **Physical risks:** The threat of damage caused by climate-related events, including extreme weather and natural disasters.

To meet this baseline requirement

- Conduct an assessment that includes the following sections:

Basic property information

1. Year built
2. Site description
3. Areas under management control

Tenants

1. Current tenants
2. Tenant commitment to sustainability
3. Tenant sustainability contact

Location and market risk exposure

1. What is the property's exposure to the following risks?
 - Drought
 - Excessive snowfall
 - Extreme heat
 - Extreme precipitation
 - Extreme storms (e.g., hurricanes, tornados, typhoons)
 - Floods
 - Potable water shortages/depleting water sources
 - Landslides
 - Sea level rise
 - Wildfires
 - Other (e.g., wildfire smoke, strong winds)
2. What utility rates apply to the property? How much have they increased over the past five years?
3. What are the property's insurance rates? How much have they increased over the past five years?

4. What climate ordinances (e.g., benchmarking and disclosure, Building Performance Standards) apply to the property? Is the state and/or municipality planning any new climate ordinances?
5. Has the property adopted technology at pace with the competition to maintain efficiency and prevent obsolescence?

Risk management and resilience strategies

1. What is the landlord's process for ongoing identification, assessment, and management of climate-related risks?
2. Identify the risk management strategies the property employs. What strategies are planned? What additional strategies are feasible?

Specific strategies employed will vary according to the risks identified above. Examples include:

- Alternative insurance models – loss-cost modeling, parametric insurance, captive insurance
- Business continuity planning
- Emergency management planning
- Emergency management proptech
- Energy contract(s) to secure utility rates
- Environmental Management System
- Insurance rider(s)
- Loss control inspections
- Portfolio-level benchmarking to comply with benchmarking and disclosure ordinances

3. What resilience strategies have been implemented? What strategies are planned? What strategies are feasible?

Specific strategies employed will vary according to the risks identified above.

Strategies related to reductions in energy and water use will be identified as part of B.4 Part 2 and B.5 Part 2.

Examples of resilience strategies include the following. See the resources linked below for additional information.

- Backup power
- Cool surfaces
- Elevated mechanical systems
- Firebreaks
- Flood barriers
- New stormwater management infrastructure/ongoing maintenance of existing infrastructure
- New vegetation for shading
- Passive solar features
- Permeable pavement/pavers
- Prescribed burns

- Tree canopy maintenance
- Vegetation/fuel management
- Zone of non-combustible material around property

To claim this baseline requirement

- Submit a completed assessment that includes the sections listed above.
- Applicants may also submit assessments completed through the standards and frameworks listed below.

Standards and frameworks

ASTM E3429-24: Standard Guide for Property Resilience Assessments

Climate Risk Real Estate Monitor (CCREM)

GRESB Real Estate Assessment – Management: Risk Management

GRI 201: Economic Performance

ISO 14091: Adaptation to climate change—guidelines on vulnerability, impacts and risk assessments

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Climate Strategy

Task Force for Climate-Related Financial Disclosures (TCFD): Risk Management

ULI Developing Resilience Toolkit: Protecting Buildings and Sites

Resources

[Climate Central](#)

[Floodsmart.gov](#)

[High Plains Regional Climate Center](#)

[Institute for Market Transformation \(IMT\) Building Performance Policy Center](#)

[IREM proptech resources and data](#)

[Midwest Regional Climate Center](#)

[Northeast Regional Climate Center](#)

[Western Regional Climate Center](#)

[Southeast Regional Climate Center](#)

[Southern Regional Climate Center](#)

[Utility Rate Database](#)

[Wildfire Risk to Communities](#)

B.2 Align sustainability and investment goals for the property and include sustainability metrics in owner reporting

This baseline requirement ensures that the property's sustainability program aligns with its asset investment goals, and progress toward sustainability goals are communicated to ownership in regular reporting. "Ownership" may be investors, shareholders, internal stakeholders, and/or third-party clients.

To meet this baseline requirement

1. Clarify ownership's investment goals, sustainability goals, and willingness to invest in sustainability. Discuss the following issues with ownership.
 - 1) The company's investment objectives for the asset.
 - How would you characterize your investment approach and motivations? (Value-add? Tax shelter/income tax advantage? Capital appreciation? Periodic return/cash flow? Safety/capital preservation?)
 - To the extent we need to know, are there additional investors or stakeholders? If so, what are their expectations for the sustainability and resiliency of the property?
 - Do you have access to capital to make any improvements, such as cash investments or borrowed funds? If so, how do you evaluate such improvements? (Payback? IRR? Value enhancement? etc.)
 - Is there any aspect of your exit strategy, including timeline, that would impact sustainability goals for the property?
 - 2) Has the company established targets to manage climate-related risks and opportunities and assess performance against targets? Identify the targets and timelines. Describe any standards and frameworks the company used to establish those targets (e.g., U.N. Sustainable Development Goals, Science-Based Targets).
 - 3) Which of the following sustainability benefits are most important to your company and its stakeholders? Choose all that apply.
 - Sustainability is critical to meeting investment goals for the asset.
 - Sustainability keeps the asset and/or business competitive.
 - Sustainability lowers operating costs and builds value.
 - Sustainability manages risk (adds resiliency in the face of climate change impacts, prevents obsolescence, protects reputation, prepares for regulations).
 - Sustainability attracts tenants.
 - Sustainability helps create healthy indoor environments.
 - Sustainability enhances business reputation.
 - Sustainability reduces greenhouse gas emissions and conserves natural resources.
 - Other (please identify)

- 4) Characterize your company's willingness to invest in sustainability.
 - Operational improvements are fine, but the company typically does not spend any capital.
 - The company will invest capital in projects with quick paybacks or paybacks well within the asset holding period.
 - The company will consider larger investments with proof that the project will lead to tangible and intangible benefits.
 - The company is committed to sensible investments in sustainability.
2. Include sustainability metrics in owner reporting. There is no prescribed format for owner reporting. Specific metrics should be discussed with ownership and aligned with investment goals as discussed above. Potential metrics include:
 - Building certifications earned and in progress
 - Current ENERGY STAR score
 - Energy and/or water reductions over a set baseline
 - Energy and/or water cost reductions over a set baseline
 - Progress toward project paybacks
 - Progress toward sustainability targets
 - Risk management issues and strategies
 - Status of resilience projects
 - Status of sustainability projects
 - Others as agreed upon with ownership

To claim this baseline requirement

1. Submit a narrative that addresses the issues covered above.
2. Submit an example of ownership reporting that includes sustainability/resilience information and metrics.

Standards and frameworks

IREM Best Practices: Real Estate Management Service

GRESB Real Estate Assessment—Management: Reporting

GRESB Real Estate Assessment—Performance: Targets

GRI 201: Economic Performance

Science-Based Targets Initiative

Task Force for Climate-Related Financial Disclosures (TCFD)

U.N. Sustainable Development Goals

Resources

[Investment Real Estate: Finance and Asset Management](#)

B.3 Implement at least five policies to advance sustainability at the property

Sustainability policies establish formal commitments and help ensure that management teams conform to organizational expectations around sustainable operations. They facilitate goal setting, assign roles, and lead to action.

To meet this baseline requirement

Landlord vs. management options

There are three options for establishing sustainability policies for medical office buildings.

Option 1: Tenant policy

The largest tenant by usable square footage willing to collaborate must develop and implement the policy or provide an existing policy.

Option 2: Tenant memo

The largest tenant by usable square footage willing to collaborate must certify in a memo that they have formal policies that meet the core and optional policy requirements below.

Option 3: Management policy sent to tenant(s)

Management must provide their energy management policy to tenant(s).

Core and optional policies

1. Implement the following core sustainability policies. Terminology may differ (e.g., energy efficiency vs. energy management). Policies may be scoped to the entire portfolio, including the property applying for certification, or to the individual asset.

For each policy, indicate which option above applies.

- Energy management
- Water management
- Waste management

2. Implement at least two additional policies according to the company's sustainability goals. Additional policies may include those listed below.

For each policy, indicate which option above applies.

- Biodiversity/habitat preservation
- Climate/Climate change adaptation
- Code of ethics
- Greenhouse gas emissions
- Health and wellness
- Indoor environmental quality
- Material sourcing
- Net zero
- Renewable energy
- Resilience
- Responsible vendor
- Site management
- Sustainable purchasing

- Others may apply. Contact sustainability@irem.org with questions.
3. Describe the company's process for ongoing assessment and revision of sustainability policies.

To claim this baseline requirement

1. Indicate under which option the property qualifies.
2. Submit copies of the three core and two additional sustainability policies with the application.
3. Submit a description of the company's process for ongoing assessment and revision of sustainability policies.

Related IREM CSP items

H.1 Establish a green construction policy for renovations and build-outs (1 pt.)

Policies established for B.3 may not be claimed for H.1 eligibility.

Standards and frameworks

IREM Best Practices: Real Estate Management Service

GRESB Real Estate Assessment—Management: Policies

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

TCFD: Governance

Resources

[IREM CSP tools and templates](#)

B.4 Part 1: Benchmark energy usage and greenhouse gas emissions

Benchmarking energy use is fundamental to sustainability practices. Understanding usage and costs can lead to improvements and help track the impact of resource efficiency projects. It's also critical to benchmark and track greenhouse gas emissions and understand how energy usage relates to emissions.

To meet this baseline requirement

- Benchmark and track energy use and greenhouse gas emissions.

Current energy date

The current year-ending date can be no earlier than December 31 of the year prior to the year in which the application is submitted.

Scope of benchmarking

- If you have access to aggregate, whole-building energy data through the utility, you must benchmark the whole property, including tenant suites, using that data.
- If the utility does not provide access to aggregate, whole-building energy data, benchmarking may be scoped to areas under management control only.

To claim this baseline requirement

- Share the property's profile with IREM's account (username: IREMCSP) in ENERGY STAR Portfolio Manager. See the video at irem.org and the [IREM CSP FAQs](#) for additional instructions.

Important notes

- Remember: The current energy date can be no earlier than December 31 of the year prior to the year in which the application is submitted.
- This information does not need to be certified by a Professional Engineer.
- Submit equivalent information from the tool you use if you don't use ENERGY STAR Portfolio Manager.
 - Site EUI (kBtu/ft²)
 - Total location-based GHG emissions (metric tons CO₂e)

Related IREM CSP items

E.3 Achieve one of the following: (1) ENERGY STAR score of 70+ or (2) 5%+ reduction in energy use (1 pt.)

E.4 Achieve one of the following: (1) ENERGY STAR score of 75+ or (2) 10%+ reduction in energy use (2 pts.)

E.5 Achieve one of the following: (1) ENERGY STAR score of 80+ or (2) 15%+ reduction in energy use (3 pts.)

The energy point items for ENERGY STAR score thresholds or energy reductions are based on the property's benchmarking in B.4 Part 1.

Standards and frameworks

GHG Protocol

GRESB Real Estate Assessment—Performance: Energy

GRESB Real Estate Assessment—Performance: GHG

GRI 305: Emissions

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Energy

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Climate Strategy

Science-Based Targets Initiative (SBTi)

TCFD: Metrics and Targets

Resources

[ENERGY STAR Portfolio Manager](#)

[ENERGY STAR—Find Utilities that Provide Energy Data for Benchmarking](#)

B.4 Part 2: Submit an energy assessment that includes a 3-year improvement plan or meet an accepted initial construction standard

Outside energy efficiency consultants can determine a property's energy consumption profile and recommend targeted improvements that often result in reduced energy consumption and cost savings.

Some utilities have free or low-cost audits, assessments, or building tune-up services. You can also find energy efficiency consultants through the [ENERGY STAR Partner List](#), the Association of Energy Engineers (AEE) [Certified Professionals Directory](#), and [ASHRAE](#).

To meet this baseline requirement

- You have three options to meet the requirement:

Option 1: Management-controlled systems

- Only audits or assessments completed in the calendar year in which the IREM CSP application is submitted meet this requirement.
- Obtain an audit or assessment for any management-controlled systems. The audit should include a 3-year improvement plan, or you should formulate a plan from the audit results, or,
- Perform an in-house assessment on management-controlled systems. Applicants may use the in-house energy assessment with the IREM tools and templates to meet this requirement.
- At minimum, the assessment should include the following sections.
 - Basic property information
 - Current energy performance
 - Building systems
 - Past and in-progress retrofits and improvements
 - Lighting system equipment
 - HVAC system equipment
 - Building envelope components
 - Potential operational improvements for lighting, HVAC, and building envelope systems
 - Upgrade opportunities for lighting, HVAC, and building envelope equipment and components
 - Three-year action plan for operational and equipment improvements

Option 2: Tenant audit or assessment

Obtain a tenant energy audit or assessment.

- You may submit a redacted audit or assessment report and a sample to maintain confidentiality.
- Documentation must include a three-year improvement plan.

Option 3: Meet an accepted initial construction standard

The property meets this requirement if it has achieved one of the following standards. The property must be **no more than five years old** to qualify under this option.

- BREEAM New Construction
- In compliance with California Green Building Standards Code (CALGreen)

- In compliance with an energy code that aligns with 2021 IECC at minimum
- Green Globes for New Construction
- LEED BD+C: Core and Shell
- LEED BD+C: New Construction and Major Renovation

To claim this baseline requirement

Option 1: Management-controlled systems

- Submit the results of an outside energy audit or assessment for systems under management control that includes at minimum the sections listed above, or,
- Submit the results of an internal energy audit or assessment for systems under management control that includes at minimum the sections listed above.

Option 2: Tenant audit or assessment

- Submit a tenant audit or assessment.
 - You may submit a redacted audit or assessment report and a sample to maintain confidentiality.
 - Documentation must include a three-year improvement plan.

Option 3: Meet an accepted initial construction standard

- Submit evidence that the property meets one of the initial construction standards listed above.
- The property must be **no more than five years old** to qualify under this option.

Recertification impacts

IREM CSP recertification is due by December 31 in the third year after certification. You must report progress on the property's three-year improvement plan as part of its recertification application.

Standards and frameworks

2021 International Energy Conservation Code (IECC)

ASHRAE Procedures for Commercial Building Energy Audits

GRESB Real Estate Assessment – Performance: Risk Assessment

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Energy

TCFD: Risk Assessment

Resources

[ENERGY STAR Treasure Hunts](#)

[IREM tools and templates](#)

B.5 Part 1: Benchmark water usage

Benchmarking water usage is fundamental to sustainability practices. Understanding usage and costs can lead to improvements and help track the impact of resource efficiency projects.

To meet this baseline requirement

- Benchmark and track water use.

Current water date

The current year-ending date can be no earlier than December 31 of the year prior to the year in which the application is submitted.

Scope of benchmarking

- If you have access to whole-building water data, you must benchmark the whole property, including tenant suites, using that data.
- If you do not have whole-building water data, benchmarking may be scoped to areas under management control only.

To claim this baseline requirement

- Share the property's profile with IREM's account (username: IREMCSP) in ENERGY STAR Portfolio Manager. See the video at irem.org and the [IREM CSP FAQs](#) for additional instructions.

Important notes

- Remember: The current water date can be no earlier than December 31 of the year prior to the year in which the application is submitted.
- This information does not need to be certified by a Professional Engineer.
- Submit equivalent information from the tool you use if you don't use ENERGY STAR Portfolio Manager
 - Water use – all sources (kgal), water use (kgal) for areas under management control, or water use intensity (gal/ft²)

Related IREM CSP items

W.4 Reduce water use by 5% over baseline (1 pt.)

W.6 Reduce water use by 10% over baseline (2 pts.)

W.7 Reduce water use by 15% over baseline (3 pts.)

The water point items for water reductions are based on the property's benchmarking in B.5 Part 1.

Standards and frameworks

GRESB Real Estate Assessment—Performance: Water

GRI 303: Water and Effluents

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Water

Science-Based Targets Initiative (SBTi)

TCFD: Metrics and Targets

Resources

[ENERGY STAR Portfolio Manager](#)

[U.S. EPA WaterSense](#)

B.5 Part 2: Submit a water assessment that includes a 3-year improvement plan or meet an accepted initial construction standard

Regular water audits or assessments can examine water systems and identify targeted improvements that often result in reduced water consumption and cost savings.

You can find water efficiency consultants to perform an assessment through the [U.S. EPA WaterSense Find a Pro directory](#).

To meet this baseline requirement

- You have two options to meet the requirement:

Option 1: Management-controlled systems

- Only audits or assessments completed in the calendar year in which the application is submitted meet this requirement.
- Obtain an audit or assessment for management-controlled systems. The audit should include a 3-year improvement plan, or you should formulate a plan from the audit results, or,
- Perform an in-house assessment on management-controlled systems. Applicants may use the in-house water assessment with the IREM tools and templates to meet this requirement.
- At minimum, the assessment should include the following sections.
 - Basic property information
 - Current water performance
 - Water systems and fixtures
 - Past and in-progress retrofits and improvements
 - Description of water fixtures
 - Size and description of landscaped area with types of plantings
 - Description of irrigation systems
 - Description of any other water systems
 - Potential operational improvements for site maintenance and water systems
 - Upgrade opportunities for water fixtures, landscaping, irrigation systems, and other water systems
 - Three-year action plan for operational and equipment improvements

Option 2: Tenant audit or assessment

- Obtain a tenant water audit or assessment.
 - You may submit a redacted audit or assessment report and a sample to maintain confidentiality.
 - Documentation must include a three-year improvement plan.

Option 3: Meet an accepted initial construction standard

- The property meets this requirement if it has achieved one of the following standards. The property must be **no more than five years old** to qualify under this option.
 - BREEAM New Construction
 - In compliance with California Green Building Standards Code (CALGreen)

- Green Globes for New Construction
- LEED BD+C: Core and Shell
- LEED BD+C: New Construction and Major Renovation

To claim this baseline requirement

Option 1: Management-controlled systems

- Submit the results of an outside water audit or assessment for systems under management control that includes at minimum the sections listed above, or,
- Submit the results of an internal water audit or assessment for systems under management control that includes at minimum the sections listed above.

Option 2: Tenant audit or assessment

- Submit a tenant audit or assessment.
 - You may submit a redacted audit or assessment report and a sample to maintain confidentiality.
 - Documentation must include a three-year improvement plan.

Option 3: Meet an accepted initial construction standard

- Submit evidence that the property meets one of the initial construction standards listed above.
- The property must be **no more than five years old** to qualify under this option.

Recertification impacts

IREM CSP recertification is due by December 31 in the third year after certification. You must report progress on the property's three-year improvement plan as part of its recertification application.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Risk Assessment

GRESB Real Estate Assessment – Performance: Water

GRI 303: Water and Effluents

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Water

TCFD: Risk Assessment

Resources

[IREM tools and templates](#)

B.6 Establish a healthy property operations program

Healthy property operations that includes a health and wellness policy, regular IAQ walk-throughs, response plans for IAQ issues, tenant engagement around health and wellness, and other strategies can mitigate risk and help maintain a healthy indoor environment for the people who work at the property.

To meet this baseline requirement

1. Establish a health and wellness policy for the property.
2. Conduct an IAQ inspection of the property and perform these checks on a regular basis.

To claim this baseline requirement

1. Submit a copy of the health and wellness policy that applies to the property.
2. Submit the completed IAQ inspection checklist from the most recent inspection.
3. Describe management's approach to regular IAQ inspections and tenant engagement around health and wellness.

Related IREM CSP items

B.3 Implement at least five policies to advance sustainability at the property

If the landlord has implemented a health and wellness policy to meet the B.3 requirement, the applicant may submit that policy for the policy requirement in B.6.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Risk Assessment

GRI 403: Customer Health and Safety

S&P Global Corporate Sustainability Assessment—Social Dimension: Customer Relations

TCFD: Risk Assessment

Resources

[Canadian Centre for Occupational Health and Safety – Indoor Air Quality](#)

[IREM tools and templates](#)

B.7 Assess recycling practices, options, and compliance requirements

Regular, ongoing evaluation of the property's recycling program can help to achieve diversion rate goals and potentially save the property money through adjustments to services. With medical office properties, tenants may be in control of waste management and recycling.

To meet this baseline requirement

1. Assess and document recycling practices, options, and compliance requirements. Assess the following at minimum:
 - What types of waste management and recycling services does the property currently have?
 - Which party is responsible for procuring waste management and recycling services, according to the lease agreements?
 - Is there an opportunity for the landlord to offer recycling as a bill-back service to optimize diversion rates? Explain.
 - What other recycling programs are available in the property's location (e.g., composting, e-waste)?
 - Do waste management and/or recycling ordinances apply to the property? If yes, is the property compliant?
2. Assess and document recycling practices, options, and compliance requirements at least annually.

To claim this baseline requirement

- Submit the assessment and any related documentation.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Waste

GRI 306: Waste

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Waste and Pollutants

TCFD: Risk Assessment

Resources

[IREM tools and templates](#)

B.8 Assess procurement practices and options

An assessment of procurement practices and options will help the property transition to environmentally preferable and low-emitting products in a practical, cost-effective manner.

To meet this baseline requirement

1. Assess and document procurement practices and options. Assess the following at minimum:
 - List of products and materials used in management operations and whether each product is conventional or certified low-emitting, green, or sustainable.
 - Estimate of the percentage of products and materials used in management operations by quantity that are certified low-emitting, green, or sustainable.
 - Products and materials used in management operations that management will switch to certified low-emitting, green, or sustainable. There are no requirements under B.8 to switch to certified low-emitting, green, or sustainable. See related IREM CSP items below for points available.
2. Assess and document procurement practices and options at least annually.

To claim this baseline requirement

- Submit the assessment and any related documentation.

Related IREM CSP items

H.7 Use healthy, low-emitting materials in areas under management control (2 pts.)

P.1 Use green-certified products in building management operations (1 pt.)

The property is eligible for the H.7 and P.1 points if at least 75% of products by quantity necessary for management operations are certified low-emitting, green, or sustainable.

Standards and frameworks

GRESB Real Estate Assessment – Management: Stakeholder Engagement

GRESB Real Estate Assessment – Performance: Risk Assessment

GRI 204: Procurement Practices

GRI 308: Supplier Environmental Assessment

S&P Global Corporate Sustainability Assessment—Economic Dimension: Supply Chain Management

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

TCFD: Risk Assessment

Resources

[IREM tools and templates](#)

Energy points

E.1 Demonstrate ongoing training on energy management for engineering team (1 pt.)

Efficiency in day-to-day operations requires a knowledgeable engineering/maintenance team. Commit to dedicating the resources and time necessary to skill-building in energy management for the engineering team.

Training can include live and online courses, conference sessions, on-the-job activities, and self-study. Training resources are listed below.

To be eligible for the point

- Provide the property's engineering team with regular training on energy management.

To claim the point

- Submit at least two documents showing completion of training on energy management by separate members of the engineering team. Documentation may include:
 - Course completion certificates
 - Course completion emails
 - Directory entries for team members who earn energy management certifications
 - Learning management system (LMS) reports
 - Screenshots of digital badges
 - Other documentation may apply

Standards and frameworks

GRESB Real Estate Assessment—Management: Stakeholder Engagement

GRI 404: Training and education

S&P Global Corporate Sustainability Assessment—Social Dimension: Human Capital Management

TCFD: Strategy

Resources

[Association for Energy Affordability \(AEA\)](#)

[Association of Energy Engineers \(AEE\)](#)

[ASHRAE](#)

[ENERGY STAR](#)

[IREM](#)

[U.S. Green Building Council \(USGBC\)](#)

E.2 Provide tenant(s) or occupants with energy management best practices (1 pt.)

Tenant engagement ensures tenant(s) or occupants are familiar with best practices in energy management and helps the landlord integrate tenant concerns into its sustainability initiatives.

To be eligible for the point

- Send tenant(s) or occupants energy management best practices.

To claim the point

- Submit a sample of a tenant communication or from the company's tenant engagement program.
- The sample must have been sent to tenant(s) no longer than one year prior to the date on which the application is submitted.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 302: Energy

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Energy

S&P Global Corporate Sustainability Assessment—Social Dimension: Customer Relations

TCFD: Strategy

Resources

[IREM tools and templates](#)

[ULI's Greenprint Center – Tenant Engagement](#)

E.3 Achieve one of the following: (1) ENERGY STAR® score of 70+ or (2) 5%+ reduction in energy use (1 pt.)

Setting energy targets for the portfolio, with goals for each property, is the only way to advance the overall sustainability program, reduce carbon emissions, and control utility expenses.

To be eligible for the point

Important note: If you have access to energy consumption data for the entire property through the utility, you must benchmark the whole property, including areas under management control and tenant suites, using that data.

Option 1: ENERGY STAR score 70+

The current energy date must be **no earlier than three months** prior to the application date.

Option 2: 5%+ reduction in energy use

The current energy date must be no earlier than December 31 of the year prior to the year in which the application is submitted.

1. Establish the baseline energy measurement.
 - The baseline year-ending date may be no earlier than December 31 three years prior to the year in which the application is submitted.
 - Examples:
 - For a 2025 application, the baseline year-ending date may be no earlier than December 31, 2022.
 - For a 2027 application, the baseline may be no earlier than December 31, 2024.
2. Establish the comparison energy measurement.
 - The comparison year-ending date must be at least 12 months from the baseline year-ending date up to current energy date.
3. Achieve at least a 5% reduction in energy use over baseline as shown on the Metrics Summary table in ENERGY STAR Portfolio Manager.

To claim the point

1. **Share the property** with IREM's account in ENERGY STAR Portfolio Manager. See the **video on this page** and the **CSP FAQs** for additional instructions. When adding IREM as a contact, search for IREMCSP (no spaces) in the username field in the Portfolio Manager search.
2. Submit a screenshot of the Portfolio Manager Metrics Summary table showing the energy reduction you're claiming or a memo detailing baseline and comparison year-ending dates.

Related IREM CSP items

E.4 Achieve one of the following: (1) ENERGY STAR score of 75+ or (2) 10%+ reduction in energy use (2 pts.)

E.5 Achieve one of the following: (1) ENERGY STAR score of 80+ or (2) 15%+ reduction in energy use (3 pts.)

If the property's energy reduction meets the E.4 and E.5 thresholds, you may claim those points as well as the E.3 points for up to six points total.

Recertification impacts

IREM CSP recertification is due by December 31 in the third year after certification. The property must have reduced energy consumption by 5%+ at time of recertification.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Targets

GRESB Real Estate Assessment – Performance: Energy

GRI 302: Energy

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Energy

Science-Based Targets Initiative

TCFD: Metrics and Targets

Resources

[ENERGY STAR Portfolio Manager](#)

E.4 Achieve one of the following: (1) ENERGY STAR score of 75+ or (2) 10%+ reduction in energy use (2 pts.)

Setting energy targets for the portfolio, with goals for each property, is the only way to advance the overall sustainability program, reduce carbon emissions, and control utility expenses.

To be eligible for the point

Important note: If you have access to energy consumption data for the entire property through the utility, you must benchmark the whole property, including areas under management control and tenant suites, using that data.

Option 1: ENERGY STAR score 75+

The current energy date must be **no earlier than three months** prior to the application date.

Option 2: 10%+ reduction in energy use

The current energy date must be no earlier than December 31 of the year prior to the year in which the application is submitted.

1. Establish the baseline energy measurement.
 - The baseline year-ending date may be no earlier than December 31 three years prior to the year in which the application is submitted.
 - Examples:
 - For a 2025 application, the baseline year-ending date may be no earlier than December 31, 2022.
 - For a 2027 application, the baseline may be no earlier than December 31, 2024.
2. Establish the comparison energy measurement.
 - The comparison year-ending date must be at least 12 months from the baseline year-ending date up to current energy date.
3. Achieve at least a 10% reduction in energy use over baseline as shown on the Metrics Summary table in ENERGY STAR Portfolio Manager.

To claim the point

1. **Share the property** with IREM's account in ENERGY STAR Portfolio Manager. See the **video on this page** and the **CSP FAQs** for additional instructions. When adding IREM as a contact, search for IREMCSP (no spaces) in the username field in the Portfolio Manager search.
2. Submit a screenshot of the Portfolio Manager Metrics Summary table showing the energy reduction you're claiming or a memo detailing baseline and comparison year-ending dates.

Related IREM CSP items

E.3 Achieve one of the following: (1) ENERGY STAR score of 70+ or (2) 5%+ reduction in energy use (2 pts.)

E.5 Achieve one of the following: (1) ENERGY STAR score of 80+ or (2) 15%+ reduction in energy use (3 pts.)

Since the property's ENERGY STAR score or energy reduction meets the E.3 threshold as well, you may claim those points in addition to the E.4 points. If the property's ENERGY STAR score or energy reduction meets the E.5 threshold, you may claim those points for up to six points total.

Recertification impacts

IREM CSP recertification is due by December 31 in the third year after certification. The property must have reduced energy consumption by 5%+ at time of recertification.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Targets

GRESB Real Estate Assessment – Performance: Energy

GRI 302: Energy

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Energy

Science-Based Targets Initiative

TCFD: Metrics and Targets

Resources

[ENERGY STAR Portfolio Manager](#)

E.5 Achieve one of the following: (1) ENERGY STAR score of 80+ or (2) 15%+ reduction in energy use (3 pts.)

Setting energy targets for the portfolio, with goals for each property, is the only way to advance the overall sustainability program, reduce carbon emissions, and control utility expenses.

To be eligible for the point

Important note: If you have access to energy consumption data for the entire property through the utility, you must benchmark the whole property, including areas under management control and tenant suites, using that data.

Option 1: ENERGY STAR score 80+

The current energy date must be **no earlier than three months** prior to the application date.

Option 2: 15%+ reduction in energy use

The current energy date must be no earlier than December 31 of the year prior to the year in which the application is submitted.

1. Establish the baseline energy measurement.
 - The baseline year-ending date may be no earlier than December 31 three years prior to the year in which the application is submitted.
 - Examples:
 - For a 2025 application, the baseline year-ending date may be no earlier than December 31, 2022.
 - For a 2027 application, the baseline may be no earlier than December 31, 2024.
2. Establish the comparison energy measurement.
 - The comparison year-ending date must be at least 12 months from the baseline year-ending date up to current energy date.
3. Achieve at least a 15% reduction in energy use over baseline as shown on the Metrics Summary table in ENERGY STAR Portfolio Manager.

To claim the point

1. **Share the property** with IREM's account in ENERGY STAR Portfolio Manager. See the **video on this page** and the **CSP FAQs** for additional instructions. When adding IREM as a contact, search for IREMCSP (no spaces) in the username field in the Portfolio Manager search.
2. Submit a screenshot of the Portfolio Manager Metrics Summary table showing the energy reduction you're claiming or a memo detailing baseline and comparison year-ending dates.

Related IREM CSP items

E.3 Achieve one of the following: (1) ENERGY STAR score of 70+ or (2) 5%+ reduction in energy use (1 pt.)

E.4 Achieve one of the following: (1) ENERGY STAR score of 75+ or (2) 10%+ reduction in energy use (2 pts.)

Since the property's ENERGY STAR score or energy reduction meets the E.5 threshold, you may claim those points as well as the E.3 and E.4 points for six points total.

Recertification impacts

IREM CSP recertification is due by December 31 in the third year after certification. The property must have reduced energy consumption by 5%+ at time of recertification.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Targets

GRESB Real Estate Assessment – Performance: Energy

GRI 302: Energy

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Energy

Science-Based Targets Initiative

TCFD: Metrics and Targets

Resources

[ENERGY STAR Portfolio Manager](#)

E.6 Review medical and office lighting and equipment to identify energy efficiency opportunities (3 pts.)

Tenants and operators of medical office buildings may not be aware that lighting and plug loads account for much of their energy consumption. They may see reductions in occupancy costs through management of those loads. Reducing energy use also presents an opportunity to contribute to the property's sustainability program and reduce the environmental footprint of their organization.

To be eligible for the point

- Use the IREM checklist provided in the IREM tools and templates for medical office buildings. The checklist has two tabs - one for medical equipment and lighting and one for office equipment and lighting
- Engage the appropriate representative for at least one tenant at the property. Health care operators that manage their own facilities may conduct this assessment internally using this checklist and qualified personnel.
- It is highly recommended that you include in this process a biomedical equipment technician that services all or major piece(s) of the medical equipment in the space. Only a qualified expert can identify options for safely reducing energy consumption in this equipment.

To claim the point

- Submit the completed checklist.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Risk Assessment

GRESB Real Estate Assessment – Performance: Tenants and Community

GRESB Real Estate Assessment – Performance: Energy

GRI 302: Energy

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Energy

S&P Global Corporate Sustainability Assessment—Social Dimension: Customer Relations

TCFD: Strategy

Resources

[IREM tools and templates](#)

[ULI's Greenprint Center – Tenant Engagement](#)

E.7 Install LED lighting in non-medical fixtures in areas under management control (3 pts.)

The non-medical lighting in management-controlled areas is a great opportunity to increase the energy efficiency of the property.

To be eligible for the points

- The property must have installed LED lighting in **at least 75%** of management-controlled areas by square footage.
 - This percentage must be reflected in the assessment and three-year plan submitted as part of B.4 Part 2 in Step 2: Systems – Summary of existing lighting systems.

To claim the points

1. Explain what non-medical lighting systems management controls and when LEDs were installed.
2. Submit a contract, work order, invoice, photo series, or other proof of installation.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Risk Assessment

GRESB Real Estate Assessment – Performance: Energy

GRI 302: Energy

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Energy

TCFD: Strategy

Resources

[Database of State Incentives and Renewables \(DSIRE®\)](#)

[Natural Resources Canada – Energy efficiency for buildings](#)

E.8 Install EV charging stations (3 pts.)

EV charging stations help reduce emissions related to tenant and visitor transportation and offer an additional amenity. They may also provide an opportunity for ancillary income.

To be eligible for the points

- The property must have installed at least one onsite EV charging station available for tenant and visitor use.

To claim the points

- Submit a contract, work order, invoice, photo series, service documentation, or other proof of installation.

Standards and frameworks

GRESB Real Estate Assessment – Performance: GHG

GRI 305: Emissions

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Climate Strategy

TCFD: Strategy

Resources

[Database of State Incentives and Renewables \(DSIRE®\)](#)

[Natural Resources Canada – Energy efficiency for buildings](#)

[Plug In America](#)

E.9 Use renewable energy (3 pts.)

Improve the resource efficiency of the property and potentially contribute to regional climate goals by using renewable energy.

To be eligible for the points

- The property must have installed a renewable energy system, have installation under contract, or be enrolled in a community solar program at the time of application.
- There are two options for eligibility:

Option 1: Onsite system

Option 2: Community solar

To claim the points

Option 1: Onsite system

- Submit proof of the installation, such as a contract or work order, invoice for installation or maintenance, photos, or satellite mapping image of a rooftop system

Option 2: Community solar

- Submit proof of enrollment in the community solar program.

Related IREM CSP items

P.5 Use green power or purchase renewable energy credits (3 pts.)

Renewable energy produced onsite or contracted through community solar may be counted for P.5.

Standards and frameworks

GRESB Real Estate Assessment – Performance: GHG

GRI 305: Emissions

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Climate Strategy

TCFD: Strategy

Resources

[Clean Energy States Alliance](#)

[Coalition for Community Solar Access \(CCSA\)](#)

[Database of State Incentives and Renewables \(DSIRE®\)](#)

E.10 Implement a green lease program (3 pts.)

Green leases (also called energy-aligned and high-performance leases) align the financial and energy incentives of property owners and tenants so that they can work together on energy efficiency.

To be eligible for these points

- The company must have a green leasing program. New leases and lease renewals must be executed with the green lease to the extent possible in lease negotiations.
- Leases may be in the process of transitioning to the green lease as renewals occur.
- The green lease must have the following clauses, at a minimum:
 - (1) Tenant cost recovery clause for capital expenses intended to save energy. In this case the annual pass-through amount is typically determined either by an amortization schedule or projected savings.
 - (2) A clause whereby the tenant agrees to share utility data for whole-building energy benchmarking.

To claim these points

1. Submit a current leasing plan or summary of current lease(s) showing:
 - Square footage of each suite
 - Lease origination dates
 - Lease expiration dates
 - Whether each lease includes the two clauses listed above
2. Provide a copy of the lease or an excerpt with the applicable clauses. This copy may be redacted.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 302: Energy

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

TCFD: Strategy

Resources

[Green Lease Library](#)

E.11 Demonstrate innovation in energy efficiency through new methods, technologies, and pilot programs (3 pts.)

This point item encourages landlords of medical office buildings to be innovative in achieving greater levels of efficiency. Developments in proptech have allowed properties to advance their energy management programs and further reduce carbon emissions. Property companies are demonstrating climate leadership through innovative project financing and tenant engagement programs, among other efforts.

To be eligible for these points

- Deploy at least one of the following strategies to advance the property's energy efficiency goals:
 - Advanced energy management system
 - Building technology solution
 - Collaboration between landlord and tenant(s)
 - Tenant engagement program beyond standard
 - Project financing that overcame capital limitations, the split incentive, or another hurdle
 - Project design that overcame site or structural limitations
 - Technology pilot

To claim these points

- Submit a description of a program that advances the property's energy efficiency goals and aligns with those listed above.
 - Identify any partners, tenants, service providers, and other organizations the applicant company engaged for the program.
 - Provide a detailed implementation timeline.
 - Provide estimated or actual energy reductions resulting from the project.

Standards and frameworks

GRESB Real Estate Assessment – Management: Risk Management

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 302: Energy

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Energy

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

TCFD: Strategy

Resources

[IREM technology resources](#)

Water points

W.1 Demonstrate ongoing training on water management for engineering team (1 pt.)

Efficiency in day-to-day operations requires a knowledgeable engineering/maintenance team. Commit to dedicating the resources and time necessary to skill-building in water management for your team.

Training can include live and online courses, conference sessions, on-the-job activities, and self-study. Training resources are listed below.

To be eligible for the point

- Provide the engineering team with regular training on water management.

To claim the point

- Submit at least two documents showing completion of training on water management for the engineering team. Documentation may include:
 - Course completion certificates
 - Course completion emails
 - Directory entries for team members who earn water management certifications
 - Learning management system (LMS) reports
 - Screenshots of digital badges

Standards and frameworks

GRESB Real Estate Assessment—Management: Stakeholder Engagement

GRI 404: Training and education

S&P Global Corporate Sustainability Assessment—Social Dimension: Human Capital Management

TCFD: Strategy

Resources

[Alliance for Water Efficiency](#)

[Association of Energy Engineers \(AEE\)](#)

[ASHRAE](#)

[ENERGY STAR](#)

[IREM](#)

[U.S. Green Building Council \(USGBC\)](#)

W.2 Check for water leaks (1 pt.)

Hundreds of gallons of water are lost through leaks. Large leaks can lead to water damage, mold, and other issues. Regularly checking for leaks will help the property reach its water efficiency goals.

To be eligible for the point

1. Conduct regular water leak inspections as part of the property's preventive maintenance program.
2. Implement a system or process for tenants and staff to submit service requests when water leaks arise.

Alternative path

Water leak detection technology throughout the building's water systems qualify the property for this point.

To claim the point

1. Submit a completed water leak inspection checklist and a description of the process management follows for regular leak inspections or evidence of water leak detection technology throughout the property's water systems.
2. Describe the system or process for tenants and staff to submit service requests when water leaks arise.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Risk Assessment

GRI 303: Water and Effluents

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Water

TCFD: Risk Management

Resources

[IREM tools and templates](#)

W.3 Provide tenant(s) or occupants with water management best practices (1 pt.)

Tenant engagement ensures tenants are familiar with best practices in water management and helps the landlord integrate tenant concerns into sustainability initiatives.

To be eligible for the point

- Send tenant(s) water management best practices.

To claim the point

- Submit a sample of a tenant communication or from the company's tenant engagement program.
- The sample must have been sent to tenant(s) no longer than one year prior to the date on which the application is submitted.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 303: Water and Effluents

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Water

S&P Global Corporate Sustainability Assessment—Social Dimension: Customer Relations

TCFD: Strategy

Resources

[IREM tools and templates](#)

[ULI's Greenprint Center – Tenant Engagement](#)

W.4 Reduce water use by 5% over baseline (1 pt.)

Setting water targets for the portfolio, with goals for each property, is the only way to advance the overall sustainability program and control utility expenses.

To be eligible for these points

Current water date

The current year-ending date can be no earlier than December 31 of the year prior to the year in which the application is submitted.

Scope of benchmarking

- If you have access to whole-building water data, you must benchmark the whole property, including tenant suites, using that data.
 - If you do not have whole-building water data, benchmarking may be scoped to areas under management control only.
1. Establish the baseline water measurement.
 - The baseline year-ending date may be no earlier than December 31 three years prior to the year in which the application is submitted.
 - Examples:
 - For a 2025 application, the baseline year-ending date may be no earlier than December 31, 2022.
 - For a 2027 application, the baseline may be no earlier than December 31, 2024.
 2. Establish the comparison water measurement.
 - The comparison year-ending date must be at least 12 months from the baseline year-ending date up to current water date.
 3. Achieve at least a 5% reduction in water use over baseline as shown on the Metrics Summary table in ENERGY STAR Portfolio Manager.

To claim these points

1. [Share the property](#) with IREM's account in ENERGY STAR Portfolio Manager. See the [video on this page](#) and the [CSP FAQs](#) for additional instructions. When adding IREM as a contact, search for IREMCSP (no spaces) in the username field in the Portfolio Manager search.
2. Submit a screenshot of the Portfolio Manager Metrics Summary table showing the water reduction you're claiming or a memo detailing baseline and comparison year-ending dates.

Related IREM CSP items

W.6 Reduce water use by 10% over baseline (2 pts.)

W.7 Reduce water use by 15% over baseline (3 pts.)

If the property's water reduction meets the W.6 and W.7 thresholds, you may claim those points as well as the W.4 points for up to six points total.

Recertification impacts

IREM CSP recertification is due by December 31 in the third year after certification. The property must have reduced water consumption by 5%+ at time of recertification.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Targets

GRESB Real Estate Assessment – Performance: Water

GRI 303: Water and Effluents

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Water

Science-Based Targets Initiative

TCFD: Metrics and Targets

Resources

[ENERGY STAR Portfolio Manager](#)

W.5 Install high-efficiency fixtures in areas under management control (2 pts.)

After operational changes to increase water efficiency, a property can reduce water use with high-efficiency fixtures. Faucets, toilets, urinals, and showerheads are all available as high-efficiency models under water use standards, and some components of landscaping irrigation are available in [WaterSense](#) options.

To be eligible for the points

- There are two options for eligibility:

Option 1: Interior fixtures

Management-controlled and/or total tenant kitchen, break room, and restroom fixtures.

The following fixtures should be included:

- Toilets
- Urinals
- Public lavatory faucets
- Private lavatory faucets
- Kitchen faucets
- Showerheads
- Dishwashers
- Washing machines

At least 75% of applicable water fixtures/equipment must be high-efficiency models according to at least one of the standards in the table below. Dishwashers and washing machines are eligible under the ENERGY STAR label.

Eligible water efficiency standards for interior fixtures

Standard	Toilets (gpf)	Urinals (gpf)	Public lavatory faucets (gpm)	Private lavatory faucets (gpm)	Kitchen faucets (gpm)	Showerheads
High efficiency	1.28	0.125	0.5	1.5	2.2	1.5
EPA WaterSense	1.28	0.5	0.5	1.5	N/A	2.0
UPC/IPC	1.28	0.5	0.5	1.5	1.8	2.0

Sample table to demonstrate eligibility

Fixture type	How many fixtures are there total at the property?	How many of that total are high-efficiency
Toilets		
Urinals		
Public lavatory faucets		
Private lavatory faucets		
Kitchen faucets		
Showerheads		
Dishwashers		
Washing machines		

Totals		
Percentage high efficiency (total high efficiency ÷ total overall x 100)		

Option 2: Irrigation components

Management-controlled irrigation components. These irrigation components are eligible for WaterSense certification and should be included in the count.

- Irrigation controller
- Spray sprinkler bodies

100% of irrigation controllers and spray sprinkler bodies must be WaterSense certified.

Note: This option focuses on irrigation controllers and spray sprinkler bodies. Other components of an irrigation system currently aren't eligible for the WaterSense label. U.S. EPA has gathered public comments on standards for water-efficient sprinkler heads but hasn't yet established those standards.

Sample table to demonstrate eligibility

Fixture type	How many fixtures are there total at the property?	How many of that total are WaterSense models?
Irrigation controller		
Spray sprinkler bodies		
Totals		
Percentage high efficiency (total high-efficiency ÷ total overall x 100)		

To claim the points

1. Indicate in the application the option through which the property is eligible—interior fixtures or irrigation components.
2. Submit the following with the application:
 - Option 1: Total interior fixtures and total high-efficiency models
 - Option 2: Total irrigation controllers and spray sprinkler bodies and total WaterSense models
3. Provide sample specifications for high-efficiency fixtures or WaterSense irrigation components.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Risk Assessments

GRESB Real Estate Assessment – Performance: Water

GRI 303: Water and Effluents

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Climate Strategy

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Water

TCFD: Strategy

Resources

[IREM tools and templates](#)

[U.S. EPA WaterSense](#)

W.6 Reduce water use by 10% over baseline (2 pts.)

Setting water targets for the portfolio, with goals for each property, is the only way to advance the overall sustainability program and control utility expenses.

To be eligible for these points

Current water date

The current year-ending date can be no earlier than December 31 of the year prior to the year in which the application is submitted.

Scope of benchmarking

- If you have access to whole-building water data, you must benchmark the whole property, including tenant suites, using that data.
 - If you do not have whole-building water data, benchmarking may be scoped to areas under management control only.
1. Establish the baseline water measurement.
 - The baseline year-ending date may be no earlier than December 31 three years prior to the year in which the application is submitted.
 - Examples:
 - For a 2025 application, the baseline year-ending date may be no earlier than December 31, 2022.
 - For a 2027 application, the baseline may be no earlier than December 31, 2024.
 2. Establish the comparison water measurement.
 - The comparison year-ending date must be at least 12 months from the baseline year-ending date up to current water date.
 3. Achieve at least a 10% reduction in water use over baseline as shown on the Metrics Summary table in ENERGY STAR Portfolio Manager.

To claim these points

1. [Share the property](#) with IREM's account in ENERGY STAR Portfolio Manager. See the [video on this page](#) and the [CSP FAQs](#) for additional instructions. When adding IREM as a contact, search for IREMCSP (no spaces) in the username field in the Portfolio Manager search.
2. Submit a screenshot of the Portfolio Manager Metrics Summary table showing the water reduction you're claiming or a memo detailing baseline and comparison year-ending dates.

Related IREM CSP items

W.4 Reduce water use by 5% over baseline (1 pt.)

W.7 Reduce water use by 15% over baseline (3 pts.)

Since the property's water reduction meets the W.4 threshold as well, you may claim those points in addition to the W.6 points. If the property's water reduction meets the W.7 threshold, you may claim those points for up to six points total.

Recertification impacts

IREM CSP recertification is due by December 31 in the third year after certification. The property must have reduced water consumption by 5%+ at time of recertification.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Targets

GRESB Real Estate Assessment – Performance: Water

GRI 303: Water and Effluents

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Water

Science-Based Targets

TCFD: Metrics and Targets

Resources

[ENERGY STAR Portfolio Manager](#)

W.7 Reduce water use by 15% over baseline (3 pts.)

Setting water targets for the portfolio, with goals for each property, is the only way to advance the overall sustainability program and control utility expenses.

To be eligible for these points

Current water date

The current year-ending date can be no earlier than December 31 of the year prior to the year in which the application is submitted.

Scope of benchmarking

- If you have access to whole-building water data, you must benchmark the whole property, including tenant suites, using that data.
 - If you do not have whole-building water data, benchmarking may be scoped to areas under management control only.
1. Establish the baseline water measurement.
 - The baseline year-ending date may be no earlier than December 31 three years prior to the year in which the application is submitted.
 - Examples:
 - For a 2025 application, the baseline year-ending date may be no earlier than December 31, 2022.
 - For a 2027 application, the baseline may be no earlier than December 31, 2024.
 2. Establish the comparison water measurement.
 - The comparison year-ending date must be at least 12 months from the baseline year-ending date up to current water date.
 3. Achieve at least a 15% reduction in water use over baseline as shown on the Metrics Summary table in ENERGY STAR Portfolio Manager.

To claim these points

1. [Share the property](#) with IREM's account in ENERGY STAR Portfolio Manager. See the [video on this page](#) and the [CSP FAQs](#) for additional instructions. When adding IREM as a contact, search for IREMCSP (no spaces) in the username field in the Portfolio Manager search.
2. Submit a screenshot of the Portfolio Manager Metrics Summary table showing the water reduction you're claiming or a memo detailing baseline and comparison year-ending dates.

Related IREM CSP items

W.4 Reduce water use by 5% over baseline (1 pt.)

W.6 Reduce water use by 10% over baseline (2 pts.)

Since the property meets the W.7 threshold, you may claim the W.4 and W.6 points as well for six points total.

Recertification impacts

IREM CSP recertification is due by December 31 in the third year after certification. The property must have reduced water consumption by 5%+ at time of recertification.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Targets

GRESB Real Estate Assessment – Performance: Water

GRI 303: Water and Effluents

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Water

Science-Based Targets

TCFD: Metrics and Targets

Resources

[ENERGY STAR Portfolio Manager](#)

W.8 Install one of the following: (1) native vegetation/xeriscaping or (2) efficient irrigation system (3 pts.)

Water use reductions in landscaping can have a large impact on overall water efficiency.

Irrigation controllers adjust watering schedules and run times automatically to meet specific landscaping needs. These irrigation controllers, especially those with the **WaterSense** label, use less water. Some efficient irrigation systems include smart features such as a network of sensors and remote functionality.

Generally, there are two common types of efficient irrigation systems:

- Weather based irrigation controller
- Soil moisture-based irrigation controller

To be eligible for the points

- There are two options for eligibility:

Option 1: Native vegetation

The property must have a planted area with at least 75% native vegetation, drought-tolerant plants, and/or xeriscaping.

Option 2: Irrigation controller

The property must have an efficient irrigation controller(s) – WaterSense or equivalent

To claim these points

Option 1: Native vegetation

1. Describe the planted area with native vegetation, drought-tolerant plants, or xeriscaping and list all plantings used in landscaping.
2. Provide at least one of the following:
 - Photo of landscaping with measurements
 - Invoice for landscaping work

Option 2: Irrigation controller

- Provide the following:
 1. Photo of irrigation controller
 2. Irrigation controller specifications

Standards and frameworks

GRESB Real Estate Assessment – Performance: Risk Assessments

GRESB Real Estate Assessment – Performance: Water

GRI 303: Water and Effluents

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Climate Strategy

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Water

TCFD: Strategy

Resources

[U.S. EPA WaterSense](#)

W.9 Demonstrate innovation in water efficiency through new methods, technologies, and pilot programs (3 pts.)

This point item encourages landlords of medical office buildings to be innovative in achieving greater levels of efficiency. Developments in proptech have allowed properties to advance their water management programs. Property companies are demonstrating climate leadership through innovative project financing and tenant engagement programs, among other initiatives.

To be eligible for the points

- Deploy at least one of the following strategies to advance the property's water efficiency goals:
 - Advanced water management system
 - Building technology solution
 - Collaboration between landlord and tenant(s)
 - Tenant engagement program beyond standard
 - Project financing that overcame capital limitations, the split incentive, or another hurdle
 - Project design that overcame site or structural limitations
 - Technology pilot

To claim the points

- Submit a description of a program that advances the property's water efficiency goals and aligns with those listed above.
 - Identify any partners, tenants, service providers, and other organizations the applicant company engaged for the program.
 - Provide a detailed implementation timeline.
 - Provide estimated or actual water reductions resulting from the project.

Standards and frameworks

GRESB Real Estate Assessment – Management: Risk Management

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 303: Water and Effluents

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Water

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

TCFD: Strategy

Resources

[IREM technology resources](#)

Health points

H.1 Establish a green construction policy for renovations and tenant build-outs (1 pt.)

Conventional materials used in build-outs, such as particle board, paints, adhesives, sealants, carpets, and furniture, emit volatile organic compounds (VOCs) and other unhealthy pollutants. Healthy, low-emitting alternatives are available.

To be eligible for the point

- Establish a green construction policy or tenant improvement guide that includes specifications and product labels for healthy, low-emitting products and materials.

Example specifications

- Zero or low-VOC (50 grams per liter or less) drywall primer/sealer, paint, caulks, adhesives, sealants, and wood finishes
- Formaldehyde-free composite wood products, including plywood, particleboard, and medium density fiberboard (MDF)
- Finish flooring that does not contain phthalate compounds
- Workstations and furnishings that do not emit VOCs or formaldehyde
- Chairs free of PBDE flame retardants

Product labels

- U.S. EPA Safer Choice
- C2C (Cradle to Cradle)
- SCS (Scientific Certification Systems)
- Green Seal
- BIFMA Product Safety and Performance Standards and Guidelines (Business and Institutional Furniture Manufacturer's Association)
- GREENGUARD Label
- CRI Green Label and Green Label Plus (Carpet and Rug Institute)
- International Living Future Institute's Declare Database

To claim the point

- Submit a copy of the policy or guide.

Related IREM CSP items

B.3 Implement at least five policies to advance sustainability at the property

Policies established for B.3 may not be claimed for H.1 eligibility.

Standards and frameworks

GRESB Real Estate Assessment – Management: Policies

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 416: Customer Health and Safety

S&P Global Corporate Sustainability Assessment—Social Dimension: Customer Relations

TCFD: Strategy

Resources

[IREM tools and templates](#)

H.2 Distribute information to tenant(s) or internal stakeholders on the health and wellness impacts of indoor environments (1 pt.)

Research shows that indoor environments have a profound impact on the health, wellness, and productivity of occupants.

To be eligible for the point

- Send information to tenant representative(s) on the health, wellness, and productivity benefits of healthy indoor environments. The following key research points should be included in the communication:
 - Research by the Harvard T.H. Chan School of Public, in collaboration with other leading academic research institutions, found a 61 to 101% increase in cognitive function in office building occupants under green building conditions.
 - Research in Indoor Air suggests that improving indoor air quality can lead to a 6 to 9% increase in productivity.
 - A study in the Journal for Clinical Sleep Medicine found that workers in offices with access to windows get 46 more minutes of sleep each night and experience better sleep quality.
 - A study in Building and Environment investigated how daylight illuminance, luminance ratio, and diversity of illuminance in hospital patient rooms affect patients' average length of stay (ALOS). The ALOS was shorter by 16 to 41% in the well-illuminated area of the hospital compared to the poorly illuminated area.
 - Office workers in a study in the British Journal of Psychology were 66% less productive when working in distracting noise.
 - Skanska cut sick days by two-thirds at its office in Doncaster, UK, by making improvements to layout and noise, indoor air quality, and lighting. It helped the company save over \$36,000 in staff costs in one year.
- Deliver this message via email, app, as a meeting agenda item, or as part of any policies, handbooks, or build-out standards you provide to tenants.

To claim the point

- Include a copy of the communication to tenant(s) with your application.
- The communication must have been sent to tenant(s) no longer than one year prior to the date on which the application is submitted.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 416: Customer Health and Safety

S&P Global Corporate Sustainability Assessment—Social Dimension: Customer Relations

TCFD: Strategy

Resources

[Harvard T.H. Chan School of Public Health – The 9 Foundations of a Healthy Building](#)

[IREM tools and templates](#)

H.3 Sponsor regular stress-reduction events for the medical professionals in the building (1 pt.)

Healthcare occupations are among the most stressful. A study in Nursing Research and Practice showed that 92% of nurses report moderate-to-very-high stress levels. The physical and emotional demands of these jobs can have a negative impact on quality of care as well as the health of professionals working in the field.

To be eligible for the point

- Host at least one stress-reduction event for the medical professionals in the building and commit to hosting regular events. Potential events include:
 - Breakfast or lunch with healthy food options
 - Chair massages
 - Group meditation
 - Therapy animals
 - Tree planting or shared garden
 - Yoga classes
- The event cited in the application must have occurred in the year in which the application is submitted.

To claim the point

1. Describe the stress-reduction events, including the schedule for activities and when the most recent activity occurred. The example event submitted with the application must have occurred in the year in which the application is submitted.
2. Provide a photo series, communication, flier, or other documentation from the most recent event.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 416: Customer Health and Safety

S&P Global Corporate Sustainability Assessment—Social Dimension: Customer Relations

TCFD: Strategy

Resources

[Harvard T.H. Chan School of Public Health – The 9 Foundations of a Healthy Building](#)

[MIT Sustainable Urbanization Lab – Healthy Buildings](#)

H.4 Provide filtered water for building occupants and guests (1 pt.)

It is estimated that 75% of the U.S. public is chronically dehydrated. This problem can lead to headaches, high blood pressure, ulcers, and kidney disease.

To be eligible for the point

- Provide filtered water in common areas for building occupants and visitors. Filtered water may be:
 - Water fountains with filters
 - Water cooler station(s)

To claim the point

1. Describe how you provide filtered water, including method of distributing the water and location of the water fountains or coolers.
2. Submit an invoice for service or purchasing or a photo of a water fountain or cooler available for occupant and visitor use.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 416: Customer Health and Safety

S&P Global Corporate Sustainability Assessment—Social Dimension: Customer Relations

TCFD: Strategy

Resources

[Harvard T.H. Chan School of Public Health – The 9 Foundations of a Healthy Building](#)

[MIT Sustainable Urbanization Lab – Healthy Buildings](#)

H.5 Offer healthy food options wherever meals and snacks are served in areas under management control (1 pt.)

Vending and cafeteria food services typically offer processed and high-sodium foods. This item focuses on making healthier options available to occupants and visitors so that building operations contribute to wellness.

To be eligible for the point

- Provide at least five healthy options in each vending, cafeteria, and other food service areas under management control, and at any management-hosted events where food is served.

Healthy options include:

- Sugar-free beverages
- Whole fruit
- Fresh, whole vegetables
- Whole grain foods and snacks
- Lean meats and fish

To claim the point

1. List each amenity and event that includes food/food service.
2. Submit invoices, purchasing reports, menus, photos, and/or other documentation showing at least five health food options in each amenity or event that includes food/food service.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 416: Customer Health and Safety

S&P Global Corporate Sustainability Assessment—Social Dimension: Customer Relations

TCFD: Strategy

Resources

[Harvard T.H. Chan School of Public Health – The 9 Foundations of a Healthy Building](#)

[MIT Sustainable Urbanization Lab – Healthy Buildings](#)

H.6 Recommend green cleaning and healthy, low-emitting materials to tenant(s) (1 pt.)

Conventional cleaning products and materials used in build-outs, such as particle board, paints, adhesives, sealants, carpets, and furniture, emit volatile organic compounds (VOCs) and other unhealthy pollutants. Healthy, low-emitting alternatives are available.

To be eligible for the point

- Recommend green cleaning products and healthy, low-emitting alternatives to conventional materials.
- Send recommendations to design and construction teams at the start of tenant improvement projects, send recommendations to tenant representatives, and/or include recommendations in a tenant improvement guide or on a tenant portal.
- Include the following recommendations for specifications and product labels:

Specifications

- Cleaning products with a verified product label like the ones below.
- Zero or low-VOC (50 grams per liter or less) drywall primer/sealer, paint, caulks, adhesives, sealants, and wood finishes
- Formaldehyde-free composite wood products, including plywood, particleboard, and medium density fiberboard (MDF)
- Finish flooring that does not contain phthalate compounds
- Workstations and furnishings that do not emit VOCs or formaldehyde
- Chairs free of PBDE flame retardants

Product labels

- U.S. EPA Safer Choice
- C2C (Cradle to Cradle)
- SCS (Scientific Certification Systems)
- Green Seal
- BIFMA Product Safety and Performance Standards and Guidelines (Business and Institutional Furniture Manufacturer's Association)
- GREENGUARD Label
- CRI Green Label and Green Label Plus (Carpet and Rug Institute)
- International Living Future Institute's Declare Database

To claim the point

- Submit a copy of the communication to tenant(s).

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 416: Customer Health and Safety

S&P Global Corporate Sustainability Assessment—Social Dimension: Customer Relations

TCFD: Strategy

Resources

[IREM tools and templates](#)

H.7 Use healthy, low-emitting materials in areas under management control (2 pts.)

Healthy, low-emitting products and materials emit fewer volatile organic compounds (VOCs) and other harmful chemicals. These healthier alternatives can be verified through product standards and labels. Use healthy, low-emitting alternatives in management operations.

To be eligible for the points

- At least 75% of products by quantity necessary for management operations must be verified healthy, low-emitting.
- The following standards apply. This is not an exhaustive list. Please check with IREM if you are unsure.
 - U.S. EPA Safer Choice
 - C2C (Cradle to Cradle)
 - SCS (Scientific Certification Systems)
 - Green Seal
 - BIFMA Product Safety and Performance Standards and Guidelines (Business and Institutional Furniture Manufacturer's Association)
 - GREENGUARD Label
 - CRI Green Label and Green Label Plus (Carpet and Rug Institute)
 - International Living Future Institute's Declare Database

To claim the points

1. Provide a close estimate of the percentage of products by quantity that meet the standards listed above or similar ones approved by IREM.
2. Provide a complete list of the products used in management operations, including brand name, purpose, and, if applicable, standard the product meets.

Related IREM CSP items

B.8 Assess procurement practices and options

The list of products and materials used in management operations developed for B.8 may be used for H.7.

P.1 Use green-certified products in building management operations (1 pt.)

The H.7 points focus on the health and wellness impacts of the products and materials used in management operations while the P.1 point focuses on the environmental impacts of the products and materials. Applicants should sort products according to their attributes. If the product or material has both positive health and environmental attributes, applicants may count the product or material in both H.7 and P.1.

Standards and frameworks

GRESB Real Estate Assessment – Management: Policies

GRI 308: Supplier Environmental Assessment

GRI 416: Customer Health and Safety

S&P Global Corporate Sustainability Assessment—Economic Dimension: Supply Chain Assessment

TCFD: Strategy

Resources

[Cradle to Cradle Certified](#)

[EPA Safer Choice](#)

[Green Cleaning Pollution Prevention Calculator](#)

[Green Seal](#)

H.8 Employ green cleaning services for areas under management control (2 pts.)

Green cleaning uses healthy, low-emitting cleaning products and employs processes that are less harmful to a property's indoor air quality.

To be eligible for the points

1. Specify green cleaning with cleaning service providers.
2. Use green cleaning products for management operations.
 - o Identify green cleaning products through standards such as the following:
 - Green Seal
 - EPA Safer Choice
 - GSA Sustainable Facilities Tool Green Procurement Compilation
 - USDA BioPreferred
 - UL ECOLOGO®

To claim the points

1. Provide documentation that the service provider is using green cleaning products and practices from the contract or other collateral.
2. Describe management staff's cleaning responsibilities and list all products used, including applicable products standards.

Standards and frameworks

GRESB Real Estate Assessment – Management: Policies

GRESB Real Estate Assessment – Management: Stakeholder Engagement

GRI 414: Supplier Social Assessment

S&P Global Corporate Sustainability Assessment—Economic Dimension: Supply Chain Management

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

TCFD: Strategy

Resources

[Cradle to Cradle Certified](#)

[EPA Safer Choice](#)

[Green Cleaning Pollution Prevention Calculator](#)

[Green Seal](#)

H.9 Conduct or obtain regular indoor air quality testing in areas under management control (3 pts.)

Indoor air quality (IAQ) testing determines gas and particulate matter in the property's indoor air. Routine testing and documentation can help to identify problems and document the company's standard procedures for creating a healthy property. Testing services generally provide a report with the air content and whether the gases and particles are in acceptable ranges. Handheld equipment is available for routine testing by management staff. Permanently installed testers are also available.

To be eligible for the points

- Obtain or conduct regular IAQ testing. Adhere to the following guidelines:
 - Testing cited in the application must have occurred in the year in which the IREM CSP application is submitted. Testing must occur annually at a minimum.
 - For each section of the building's interiors served by a separate ventilation system, sampling points must be a minimum of one per 15,000 sq. ft., or for each contiguous area, whichever is larger.
 - Perform IAQ testing within the breathing zone, between three feet and six feet above the finished floor and over a minimum three-hour period.
 - Collect air samples during normal occupied hours with the building ventilation system starting at the daily normal start times and operated at the minimum outside air flow rate for the occupied mode throughout the duration of the testing.
 - Test for at minimum: temperature, relative humidity, air particulate matter, formaldehyde, total VOCs, carbon dioxide, and carbon monoxide.

To claim the points

1. Describe the building's approach to regular indoor air quality testing, including schedule, service providers or internal equipment used, and approach for remediating any issues uncovered.
2. Submit the most recent indoor air quality testing results. All application materials submitted to IREM as part of the IREM CSP application process shall remain confidential and secure.

Standards and frameworks

ANSI/ASHRAE Standard 62.1-2022, Ventilation and Acceptable Indoor Air Quality

ISO 16000 series

GRESB Real Estate Assessment – Performance: Risk Assessment

GRI 416: Customer Health and Safety

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

TCFD: Strategy

Resources

[International Association of Certified Indoor Air Consultants](#)

H.10 Provide an onsite fitness facility or other wellness-inspired amenity for building occupants and/or guests (3 pts.)

Wellness amenities support occupant health and wellbeing and may help with leasing goals.

To be eligible for the points

- The property must have at least one of the following amenities:
 - Annual flu shot clinic
 - Bicycle room, racks, or lockers
 - Bicycle share station or complimentary rentals
 - Garden
 - Green space, such as a green roof or landscaped sitting area
 - Onsite fitness facility
 - Walking path
 - Other amenities may be eligible—check with IREM at sustainability@irem.org if you have any questions.

To claim the points

1. Describe the amenity in a memo.
2. Provide a photo of the amenity or an invoice, contract, or other documentation for installation or service.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 416: Customer Health and Safety

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

TCFD: Strategy

Resources

[Harvard T.H. Chan School of Public Health – The 9 Foundations of a Healthy Building](#)

[MIT Sustainable Urbanization Lab – Healthy Buildings](#)

[ULI Building Healthy Places Initiative](#)

H.11 Demonstrate innovation in healthy operations through new methods, technologies, and pilot programs (3 pts.)

This point item encourages landlords of medical office buildings to be innovative in promoting health and wellness in the indoor environment. Developments in proptech have allowed buildings to advance their air quality testing programs. More robust tenant engagement programs are possible through innovative amenities, transparency around issues like indoor air quality, and partnerships with service providers, municipalities, and non-profit organizations.

To be eligible for the points

- Deploy at least one of the following strategies to advance the property's health and wellness goals:
 - Building technology solutions related to health and wellness
 - Collaboration between landlord and tenant(s)
 - Dedicated lactation stations
 - Permanent onsite air quality monitoring systems
 - Sleep/napping pods
 - Tenant apps and dashboards with real-time IAQ data
 - Tenant engagement programs beyond standard
 - Technology pilots

To claim the points

- Submit a description of a program that advances the property's health and wellness goals and aligns with those listed above.
 - Identify any partners, tenants, service providers, and other organizations the applicant company engaged for the program.
 - Provide a detailed implementation timeline.
 - Provide a narrative on the health and wellness impacts, including adoption or participation rates among tenants, air quality improvements, tenant feedback, and/or other factors.

Related IREM CSP items

H.2 Distribute information to tenant(s) or internal stakeholders on the health and wellness impacts of indoor environments (1 pt.)

H.3 Sponsor regular stress-reduction events for the medical professionals in the building (1 pt.)

Innovative approaches to building awareness among medical groups on the health and wellness impacts of indoor environments and supporting stress reduction among medical professionals may be considered for the H.11 points.

H.10 Provide an onsite fitness facility or other wellness-inspired amenity for building occupants (3 pts.)

Applicants may not claim the H.11 points for the program, service, or amenity cited in H.10.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 416: Customer Health and Safety

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

S&P Global Corporate Sustainability Assessment—Social Dimension: Customer Relations

TCFD: Strategy

Resources

[Fitwel® certification](#)

[IREM technology resources](#)

[ULI Building Healthy Places Initiative](#)

[WELL Building Standard®](#)

Recycling points

R.1 Install recycling signage throughout the property (1 pt.)

Tenants and guests need to know how the property's recycling program works in order to comply. Signage on or by containers can remind tenants and visitors to recycle and provide quick information on what items go where.

To be eligible for the point

- Install recycling signage throughout the property on or near waste and recycling bins. Signage must show accepted materials and any other information necessary for the tenant or guest to comply with the recycling program. Obtain signage from:
 - Waste hauler or recycling service provider
 - Office supplies company
 - Organizations like Recycling Across America
 - Sign company or marketing team for customized, branded labels

To claim the point

- Submit proof of the installation, such as a contract or work order, invoice for installation, or a photo series showing at least three separate signage locations.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Waste

GRI 306: Waste

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Waste and Pollutants

TCFD: Strategy

Resources

[How2Recycle](#)

[Recycling Across America](#)

R.2 Provide information on recycling program and/or recycling best practices to tenant(s) or occupants (1 pt.)

Providing the property's tenant(s) with information on any management-controlled recycling programs and/or recycling best practices can help them improve their diversion rate(s) and discover issues with their service.

To be eligible for the point

- Send information on any management-controlled recycling and/or recycling best practices to the property's tenants.
 - Send an email to tenants or post to a tenant app, include the information in a tenant portal or handbook, or host a workshop or other event to send the information.

To earn the point

- Submit a copy of the communication to tenants.
- The communication must have been sent to tenants no longer than one year prior to the date on which the application is submitted.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRESB Real Estate Assessment – Performance: Waste

GRI 306: Waste

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Waste and Pollutants

TCFD: Strategy

Resources

[IREM tools and templates](#)

R.3 Establish construction waste management best practices for renovations and build-outs (1 pt.)

Construction projects, including tenant build-outs, produce significant amounts of waste in different material types.

To be eligible for the point

- Establish best practices for managing and recycling construction waste.
 - Provide these best practices to tenants, staff, and contractors, as applicable for the property.
 - Consider requiring compliance with the plan in contracts.

To claim the point

- Submit a copy of the construction waste management best practices with your application.

Standards and frameworks

GRESB Real Estate Assessment – Management: Policies

GRESB Real Estate Assessment – Performance: Waste

GRI 306: Waste

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Waste and Pollutants

TCFD: Strategy

Resources

[CALGreen Construction Waste Management Plan template](#)

[IREM tools and templates](#)

R.4 Establish a policy for recycling e-waste, batteries, light bulbs, and bulk items (1 pt.)

Waste that cannot be recycled through standard services can be full of pollutants, including harmful metals and chemicals. These items include e-waste, batteries, light bulbs, and appliances.

To be eligible for the point

- The property must recycle all the materials – e-waste, batteries, light bulbs, and appliances.
- You have two options for eligibility:
 - Option 1: Management program**
Claim these points for management-controlled e-waste, batteries, light bulbs, and appliance recycling.
 - Option 2: Tenant program**
Claim these points for tenant e-waste, batteries, light bulbs, and appliance recycling. To be eligible under this option, the largest tenant by usable square footage must have e-waste, batteries, light bulbs, and appliance recycling.
- The hauler for e-waste must provide documentation showing certification under one of these standards:
 - Responsible Recycling Practices (R2)
 - e-Stewards
- Haulers and recyclers should provide receipts or documents certifying that all items were recycled in a safe, responsible manner.

To claim the point

1. Indicate under which option the property is eligible.
2. Submit an e-waste, batteries, light bulbs, and appliances recycling policy, a service provider contract, invoice, or receipt, or a photo of receptacles.
 - If necessary to show recycling of all materials, submit separate documentation for each type of material recycled – e-waste, batteries, light bulbs, and appliance.

Related IREM CSP items

R.11 Establish an additional recycling, reuse, or waste reduction strategy in standard or medical waste management (3 pts.)

You may not claim the R.11 points for recycling e-waste, batteries, light bulbs, and appliances covered under R.4.

Standards and frameworks

GRESB Real Estate Assessment—Management: Policies

GRESB Real Estate Assessment – Performance: Waste

GRI 306: Waste

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Waste and Pollutants

TCFD: Strategy

Resources

[e-Stewards](#)

[IREM tools and templates](#)

[R2](#)

R.5 Set diversion rate goals for the property (1 pt.)

The success of a recycling program is measured by the property's diversion rate—the percentage of total waste produced at the property diverted from the landfill through recycling. Setting short and long-term goals will help management improve the program through audits, signage and other communication, and service improvements.

To be eligible for the point

- Set one-year, three-year, and five-year diversion rate goals at minimum.
- Portfolio targets do **not** qualify the property for this point. Diversion rate goals should consider the property's current diversion rate, recycling programs, operations, and tenancy.

To claim the point

- Submit a memo or other documentation showing the property's diversion rate goals – one-year, three-year, and five-year goals at minimum.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Targets

GRESB Real Estate Assessment – Performance: Waste

GRI 306: Waste

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Waste and Pollutants

TCFD: Metrics and Targets

Resources

[City of Lincoln Diversion Rate Calculator](#)

[IREM tools and templates](#)

R.6 Achieve a minimum diversion rate of 20% for the property (1 pt.)

Properties should expect to improve their diversion rate as adjustments are made to the recycling program.

To be eligible for the point

- Achieve a 20%+ diversion rate.
- Waste haulers, recycling service providers, and waste stream audit services may provide diversion rate data.
- Property teams can also estimate a diversion rate by tracking volume of containers filled. See the resources section below for calculators and tools.
 - Volume tracking by property staff to determine the diversion rate must have occurred over the course of at least six hauler/service provider pickups and in the year in which the IREM CSP application is submitted.

To claim the point

- Submit documentation showing the diversion rate. This can be documentation from the hauler or recycling service provider, a container volume tracking sheet with a diversion rate calculation, or a diversion rate calculator.

Related IREM CSP items

R.9 Achieve a minimum diversion rate of 25% for the property (2 pts.)

R.10 Achieve a minimum diversion rate of 30% for the property (3 pts.)

If the property's diversion rate meets the R.9 and R.10 thresholds, you may claim those points as well as the R.6 points for up to six points total.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Waste

GRI 306: Waste

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Waste and Pollutants

TCFD: Metrics and Targets

Resources

[City of Lincoln Diversion Rate Calculator](#)

[IREM tools and templates](#)

R.7 Establish recycling services (2 pts.)

Recycling is a core waste management program to achieve sustainable operations. Most markets have recycling services through either the local government or service providers.

To be eligible for the points

- The property must have management-controlled standard recycling services (plastic, glass, paper) available in common areas at minimum.

To claim the points

- Submit a contract, invoice, diversion rate report, or other documentation showing that the property has management-controlled standard recycling services (plastic, glass, paper) available in common areas at minimum.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Waste

GRI 306: Waste

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Waste and Pollutants

TCFD: Strategy

Resources

[U.S. EPA – Reduce, Reuse, Recycle](#)

R.8 Determine the property's diversion rate (2 pts.)

Determining the diversion rate, or the percentage of total waste output diverted from the landfill through recycling and other waste management programs, will establish a baseline for future comparison as improvements to the recycling program are made.

To be eligible for the point

- Obtain or determine the diversion rate for any management-controlled standard recycling (glass, plastic, paper).
- Waste haulers, recycling service providers, and waste stream audit services may provide diversion rate data.
- Property teams can also estimate a diversion rate by tracking volume of containers filled. See the resources section below for calculators and tools.
 - Volume tracking by property staff to determine the diversion rate must have occurred over the course of at least six hauler/service provider pickups and in the year in which the IREM CSP application is submitted.

To claim the point

1. Indicate the scope of management-controlled recycling services, including the materials recycled and areas of the property served.
2. Submit documentation of the diversion rate from the waste hauler or recycling service provider or through tracking volume of containers filled.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Waste

GRI 306: Waste

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Waste and Pollutants

TCFD: Metrics and Targets

Resources

[IREM tools and templates](#)

R.9 Achieve a minimum diversion rate of 25% for the property (2 pts.)

Properties should expect to improve their diversion rate as adjustments are made to the recycling program.

To be eligible for the point

- Achieve a 25%+ diversion rate.
- Waste haulers, recycling service providers, and waste stream audit services may provide diversion rate data.
- Property teams can also estimate a diversion rate by tracking volume of containers filled. See the resources section below for calculators and tools.
 - Volume tracking by property staff to determine the diversion rate must have occurred over the course of at least six hauler/service provider pickups and in the year in which the application is submitted.

To claim the point

- Submit documentation showing the diversion rate. This can be documentation from the hauler or recycling service provider, a container volume tracking sheet with a diversion rate calculation, or a diversion rate calculator.

Related IREM CSP items

R.6 Achieve a minimum diversion rate of 20% for the property (1 pt.)

R.10 Achieve a minimum diversion rate of 30% for the property (3 pts.)

Since the property's diversion meets the R.6 threshold as well, you may claim those points in addition to the R.9 points. If the property's diversion rate meets the R.10 threshold, you may claim those points for up to six points total.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Waste

GRI 306: Waste

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Waste and Pollutants

TCFD: Metrics and Targets

Resources

[City of Lincoln Diversion Rate Calculator](#)

[IREM tools and templates](#)

R.10 Achieve a minimum diversion rate of 30% for the property (3 pts.)

Properties should expect to improve their diversion rate as adjustments are made to the recycling program.

To be eligible for the point

- Achieve a 30%+ diversion rate.
- Waste haulers, recycling service providers, and waste stream audit services may provide diversion rate data.
- Property teams can also estimate a diversion rate by tracking volume of containers filled. See the resources section below for calculators and tools.
 - Volume tracking by property staff to determine the diversion rate must have occurred over the course of at least six hauler/service provider pickups and in the year in which the application is submitted.

To claim the point

- Submit documentation showing the diversion rate. This can be documentation from the hauler or recycling service provider, a container volume tracking sheet with a diversion rate calculation, or a diversion rate calculator.

Related IREM CSP items

R.6 Achieve a minimum diversion rate of 20% for the property (1 pt.)

R.9 Achieve a minimum diversion rate of 25% for the property (2 pts.)

Since the property meets the R.10 threshold, you may claim the R.6 and R.9 points as well for six points total.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Waste

GRI 306: Waste

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Waste and Pollutants

TCFD: Metrics and Targets

Resources

[City of Lincoln Diversion Rate Calculator](#)

[IREM tools and templates](#)

R.11 Establish an additional recycling, reuse, or waste reduction strategy in standard or medical waste management (3 pts.)

Other waste management programs and recycling services can help with overall waste reduction and increase the diversion rate.

To be eligible for the points

- You have two options for eligibility.
 - Option 1: Management-controlled program**
Cite a management-controlled waste management program or recycling service.
 - Option 2: Tenant program**
Cite a tenant waste management program or recycling service.
- The following programs are eligible:
 - Carpet or tile recycling, and other vendor takeback programs
 - Cooking grease recycling
 - Food waste composting
 - Landscaping waste composting
 - Pallet rental (instead of purchasing)
 - Reusable stockroom storage and transport containers
 - Other programs may be eligible. Check with IREM at sustainability@irem.org if you have questions.

To claim the points

1. Indicate under which option the property is eligible.
2. Describe the additional recycling service.
3. Submit a service provider or supplier contract, invoice, or receipt, a photo of a receptable or materials, or a tenant memo with your application.

Related IREM CSP items

R.4 Establish a policy for recycling e-waste, batteries, light bulbs, and bulk items (1 pt.)

You may not claim these points for recycling covered by another IREM CSP point item. For example, e-waste, batteries, light bulbs, and appliances are covered under R.4, so you may not claim the R.11 points for recycling those items.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Waste

GRI 306: Waste

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Waste and Pollutants

TCFD: Strategy

Resources

[Association for Supply Chain Management – Green Logistics](#)

[Reusable Packaging Association](#)

[US Composting Council](#)

Purchasing points

P.1 Use green-certified products in building management operations (1 pt.)

Sustainable purchasing typically includes procurement based on an assessment of a product or material's life cycle environmental impacts, from sourcing and manufacturing to use and disposal.

To be eligible for the point

- At least 75% of products by quantity necessary for management operations must be verified sustainable or green-certified.
- The following standards apply. This is not an exhaustive list. Email sustainability@irem.org with any questions.
 - ENERGY STAR certified products and equipment
 - Green Seal for cleaning products and supplies, industrial cleaners, paints and coatings
 - EPA Safer Choice for cleaning products, industrial cleaners, HVAC products, and lubricants
 - GSA Sustainable Facilities Tool Green Procurement Compilation for products that meet federal standards for sustainability
 - USDA BioPreferred cleaning products and lubricants
 - UL ECOLOGO® for cleaning supplies and electronics

To claim the point

1. Provide a close estimate of the percentage of products by quantity that are green-certified or meet sustainability standards.
2. Submit a complete list of the products used in management operations, including brand name, purpose, and standard the product meets.

Related IREM CSP items

B.8 Assess procurement practices and options

The list of products and materials used in management operations developed for B.8 may be used for P.1.

H.7 Use healthy, low-emitting materials in areas under management control (2 pts.)

The H.7 points focus on the health and wellness impacts of the products and materials used in management operations while the P.1 point focuses on the environmental impacts of the products and materials. Applicants should sort products according to their attributes. If the product or material has both positive health and environmental attributes, applicants may count the product or material in both H.7 and P.1.

Standards and frameworks

GRESB Real Estate Assessment – Management: Stakeholder Engagement

GRI 308: Supplier Environmental Assessment

S&P Global Corporate Sustainability Assessment—Economic Dimension: Supply Chain Assessment

TCFD: Strategy

Resources

[IREM tools and templates](#)

[Sustainable Purchasing Leadership Council](#)

P.2 Provide tenant(s) or procurement team with sustainable purchasing best practices (1 pt.)

Environmentally preferable purchasing (EPP) involves selecting sustainable products over conventional ones to reduce the negative environmental impacts in a supply chain.

To be eligible for the point

- Send sustainable purchasing best practices to tenant representatives, share best practices with a procurement team, or include best practices in a tenant handbook, on a tenant or employee app or portal, or in another form of tenant or employee communication, such as a meeting or policy.

To claim the point

- Submit a copy of the communication to tenants.
- The communication must have been sent to tenants no longer than one year prior to the date on which the application is submitted.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 416: Customer Relations

S&P Global Corporate Sustainability Assessment—Social Dimension: Customer Relations

TCFD: Strategy

Resources

[IREM tools and templates](#)

P.3 Assess vendor and supplier compliance with sustainability requirements (2 pts.)

Regular assessments help ensure vendors and suppliers are compliant with the sustainability requirements specified in contracts, statements of work, and design standards, and in their own public sustainability commitments. Some vendors may need additional guidance around the property's requirements. This assessment gives them that opportunity and could lead to better collaboration on sustainability goals.

To be eligible for the points

- Send an assessment to the vendors and suppliers the property uses on a regular basis.
- Assess the following areas:

Vendors and suppliers

1. Does your company have a formal environmental, sustainability, or ESG policy?
2. If yes, what areas does the policy cover?
 - Carbon emissions
 - Energy efficiency
 - Green building/office
 - Materials
 - Purchasing
 - Renewable energy
 - Transportation/fleet
 - Waste and recycling
 - Water efficiency
 - Other (please specify)

Vendors

1. Does the vendor use certified green and/or low-emitting products and materials? List the products and materials.
2. Does the vendor use any conventional products and materials? List the products and materials.
3. What procedures does the vendor follow to avoid or mitigate negative impacts to indoor air quality?
4. How does the vendor prepare vendor employees working at the building for compliance specifications from the [e.g., contract, statement of work] pertaining to sustainability?

Suppliers

1. What does the supplier do to reduce packaging materials?
2. Is the supplier able to quantify the reduction in packaging waste since implementation of its waste reduction program? If yes, provide the most recent metrics.
3. Does the supplier use any logistics and warehousing practices that reduce waste?

To claim the points

1. Submit a list of the vendors and suppliers the property uses on a regular basis.
2. Submit the most recent copies of assessments completed by vendors and suppliers. The copies must have been sent in the year in which the application is submitted.

Related IREM CSP items

P.4 Include sustainability clauses in vendor contracts (3 pts.)

P.3 assesses compliance with the sustainability requirements in vendor contracts established in P.4.

Standards and frameworks

GRESB Real Estate Assessment – Management: Stakeholder Engagement

GRI 414: Supplier Social Assessment

S&P Global Corporate Sustainability Assessment—Economic Dimension: Supply Chain Management

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Environmental Policy and Management

TCFD: Governance

Resources

[EDF Supply Chain Solution](#)

[Product Stewardship Institute](#)

[Responsible Purchasing Network – Vendor Sustainability Questionnaire](#)

P.4 Include sustainability clauses in vendor contracts (3 pts.)

Service providers that work at the property should be aware of the sustainability program and commit to policies and procedures on sustainable operations. To achieve this goal, include sustainability clauses in vendor contracts.

To be eligible for the points

- Include clauses like the samples below in your vendor contracts.
- Depending on the property and lease, vendor contracts may be limited to exterior areas such as landscaping and parking lot lighting. You may base eligibility for these points off those limited areas.

Sample sustainability clauses

Sample #1

In order to contribute to waste reduction and to increase the development and awareness of environmentally sound purchasing, wherever possible, Contractor will perform the Work by using durable products, reusable products and products (including those used in services) that contain the maximum level of post-consumer waste, post-industrial and/or recyclable content, without significantly affecting the intended use of the goods or services. It is recognized that a cost analysis may be required in order to ensure that such products are made available at competitive prices.

Sample #2

The Contractor is expected to provide the environmentally preferable type of product unless that type of product is not available competitively within a reasonable time, at a reasonable price, is not life cycle cost efficient in the case of energy consuming products, or does not meet reasonable performance standards.

Sample #3

In the performance of work under this contract, the Contractor shall exert its best efforts to provide its services in a manner that will promote the natural environment and protect the health and well-being of building occupants and contract service providers using the facility. Contractor shall provide a plan to meet this objective before project work begins.

To claim the points

- Submit a copy or excerpt of the contract.

Standards and frameworks

GRESB Real Estate Assessment – Management: Stakeholder Engagement

GRI 308: Supplier Environmental Assessment

S&P Global Corporate Sustainability Assessment—Economic Dimension: Supply Chain Assessment

TCFD: Governance

Resources

[IREM tools and templates](#)

P.5 Use green power or purchase renewable energy credits (3 pts.)

Green power "sources" energy from renewables such as wind and solar farms while renewable energy credits (RECs) can compensate for the property's greenhouse gas emissions.

To be eligible for the points

- Adhere to these guidelines for the purchase.
 - To calculate the energy use on which to base the purchase, according to the option you've selected below, average the previous three complete years of energy use.
 - There must be at least a 3-year commitment to purchase the product.
 - Products must be **Green-e certified**, a standard that verifies the sourcing and performance of the renewable energy installations associated with the product.
- Determine the energy usage on which to base the purchase. You have three options for making this determination.

Option 1: Management-controlled energy usage

Offset at least 50% of management-controlled energy usage through the purchase of green power or RECs, or a combination of these items.

Depending on the property and lease, management-controlled energy usage may be limited to exterior areas such as parking lot lighting. You may base the 50% of energy usage for Option 1 off these limited areas.

Option 2: Tenant energy usage

Cite the offset of at least 50% of energy usage by the largest tenant by usable square footage willing to collaborate.

Option 3: National median Site Energy Use Intensity (EUI)

Offset at least 20% of the value determined by multiplying the applicable national median Site EUI indicated in the following ENERGY STAR table by the property's total rentable square footage.

Primary function	Site EUI (kBtu/ft ²)	Data source
Ambulatory surgical center	62.0	CBECs – Outpatient Healthcare
Medical office	97.7	Industry survey
Outpatient rehabilitation/Physical therapy	62.0	CBECs – Outpatient Healthcare

Source: ENERGY STAR Portfolio Manager Technical Reference, "U.S. Energy Use Intensity by Property Type"

Option 3 Example

A medical office buildings applying for the IREM CSP totals 50,000 rentable square feet. The value on which to base the purchase is determined by multiplying 50,000 by the national median Site EUI of 97.7 kBtu/ft², as found in the ENERGY STAR table, and then finding 20% of that number.

50,000 rentable square feet x 97.7 national median Site EUI x .20 = 977,000 kBtu

To claim the points

1. Indicate the option you're selecting for the property's eligibility.
2. Indicate the energy use on which you're basing the purchase.
3. Submit evidence of green power or RECs purchase and Green-e certification.
4. **Share the property** with IREM's account in ENERGY STAR Portfolio Manager. See the **video on this page** and the **CSP FAQs** for additional instructions. When adding IREM as a contact, search for IREMCSP (no spaces) in the username field in the Portfolio Manager search.

Related IREM CSP items

E.9 Use renewable energy (3 pts.)

Renewable energy produced onsite or contracted through community solar may be counted for P.5.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRESB Real Estate Assessment – Performance: GHG

GRI 305: Emissions

S&P Global Corporate Sustainability Assessment—Environmental Dimension: Climate Strategy

TCFD: Strategy

Resources

[Green-e certified](#)

The IREM Certified Sustainable Property (CSP) program is made possible by a Yardi Energy Efficiency Grant. IREM would like to thank Yardi for their support and valued partnership.

About IREM

For over 90 years, our members have made us the world's strongest voice for all things real estate management. Almost 20,000 leaders in commercial and residential management call this home for education, support and networking. Our CPM®, ARM®, ACoM®, and AMO® certifications are internationally recognized symbols of ethical leadership and a well-managed property. And our tools deliver decades of on-the-job know-how to help members get even better at what they do. Put simply – IREM and its members are here to elevate the profession. If you know real estate management, come get to know us. [irem.org](https://www.irem.org)

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