

Guidance on certifying open-air shopping centers

Benchmarking

The property must be benchmarked using all the available utility data to which you have access. You must use aggregate whole-property energy data if it is available, as is typically the case in markets with local or state benchmarking ordinances. If whole-property energy data is not available, you may benchmark common areas/house meters only.

Check energystar.gov/utilitydata to determine access to whole-property data.

Baseline requirements and energy, water, and health points

You may base these requirements and points off common-area meters and activities, no matter how limited.

W.4 Establish a plan for improving water efficiency in landscaping

W.9 Replace 25% of existing planted area with native vegetation/xeriscaping in areas under management control

You may propose equivalent energy and water management strategies in asphalt, pavement, hardscapes, etc. instead of landscaping, if the center has no landscaping.

E.4 Provide information to tenants on energy management

W.3 Provide information to tenants on water management

H.4 Recommend healthy, low-emitting materials for tenant build-outs

H.5 Recommend healthy lighting for tenant build-outs

R.2 Provide information on recycling program to tenants

You will see points for tenant outreach throughout the program. IREM has also granted points on a case-by-case basis for innovative tenant outreach programs that address other areas.

Recycling

Centers where the landlord provides or coordinates recycling services and waste management, including benchmarking, typically have the most success with this section of the program.

If the center does not have centralized recycling, and you are unable to work with tenants on benchmarking, tracking, and improving their recycling programs, you may fulfill B.12 Assess your recycling practices and options and B.13 Conduct a waste and recycling container audit by assessing the addition of centralized recycling as a bill-back service.

P.2 Use sustainable products for copier operations

P.3 Use reusable or compostable kitchen products (cups, forks, etc.) for management operations

You may base these Purchasing points on the operations of the offsite management office with oversight of the property if the shopping center does not have an onsite management or leasing office.