











# IREM® Certified Sustainable Property (CSP)

## Best practices







1	 Use the checklist as a sustainability roadmap	Comprehensive sustainability, through a set of goals and best practices so that you and your team know what to do and where you're going.
2	 Consider volume points from a firm level	Through the Volume Program, IREM awards credit for existing portfolio initiatives. Enroll to cut down on application time for individual properties.
3	 Be forward thinking	Roll out the CSP best practices across your portfolio. In the short term, get recognition for your high performers, and use the program to lift properties falling short.
4	 Pick the right properties	Newer properties and those in markets with benchmarking laws will have a leg up in achieving certification. For the rest of your portfolio, set a multi-year improvement plan, with the CSP as a goal.
5	 Standardize the application process as much as possible	Have a repeatable plan for each application—your team, milestones, timeframes, and similar considerations.
6	 Benchmark	Benchmarking is required for the CSP. Use a tool like ENERGY STAR® Portfolio Manager® to track consumption and identify cost savings. And keep the tool updated.
7	 Mind the data	Besides energy and water, you'll benefit from tracking data on purchasing, recycling, sustainable property features, tenant/resident engagement, and other metrics that align with the CSP.
8	 Designate an internal subject matter expert	Tap someone at corporate to be your CSP expert and coordinate applications.
9	 Provide time and resources	Set aside time for managers to work on application tasks. Consider solutions providers, available for a range of sustainability services, including certifications.
10	 Communicate during and after the certification	Communication spreads knowledge and buy-in among owners, managers, site teams, occupants, and service providers.

From "Insights into the Implementation of IREM's Certified Sustainable Property (CSP) Program," research by Erin Hopkins, PhD, with an Elaina's Sustainability Fund grant from the IREM Foundation.

## IREM CSP

Numbers to know	Prerequisites	Baseline requirements	Energy, water, health, recycling, and purchasing points
800+ Total CSPs	25,000/25 Minimum square footage/units	75% Minimum occupancy	10-15 All are required and focus on benchmarking, policies, and property assessments
			1 to 3 Value of point items
			2 Minimum points required in each category

## Earn points for

	5, 10, 15%+	Reductions in energy/water use
	60+	ENERGY STAR score
	75%+	Water-efficient fixtures in common areas
	50%+	Health/low-emitting products by quantity
	20, 25, 30%+	Recycling diversion rates
	50%+	Green products by quantity

➤ See all the requirements, including what applies to your property type, at [irem.org/csp](https://irem.org/csp).