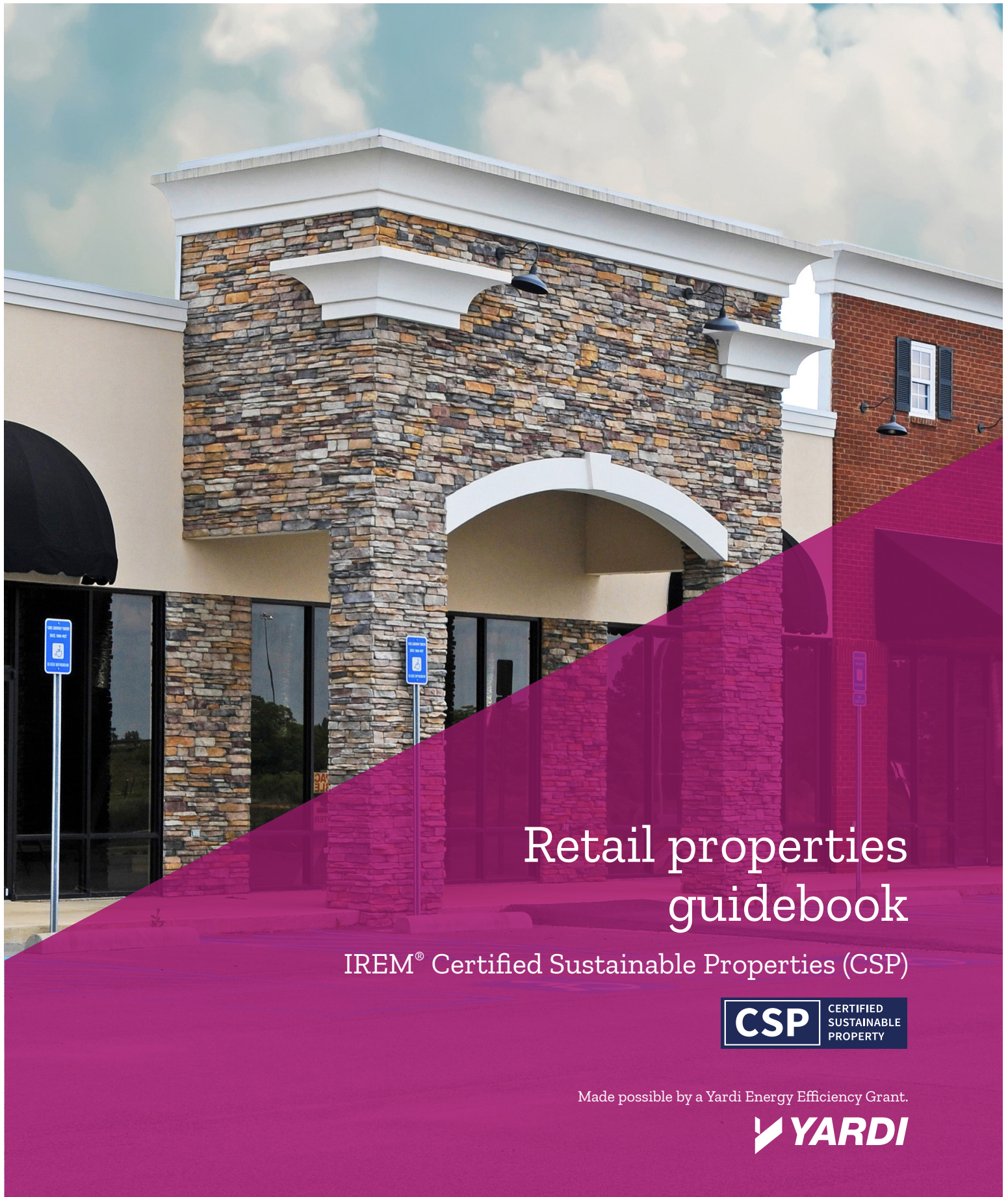




Retail properties guidebook

IREM[®] Certified Sustainable Properties (CSP)



Made possible by a Yardi Energy Efficiency Grant.



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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 shopping centers 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 25,000 square feet
- At least 18 months since substantial completion or repositioning
- At least 75% occupied
- Smoke-free interior common areas
- 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. Shopping centers must earn at least 60 points, or 70% of available points, to qualify for certification.

Energy

- E.1 Demonstrate ongoing training on energy management for engineering team (1 pt.)
- E.2 Conduct a walk-through to detect malfunctioning equipment and opportunities for improvement (1 pt.)
- E.3 Provide information on energy management to tenants (1 pt.)
- E.4 Recommend ENERGY STAR® equipment for tenant build-outs (1 pt.)
- E.5 Reduce energy use by 5% over baseline or meet the Site EUI threshold for the property type (1 pt.)
- E.6 Reduce energy use by 10% over baseline or meet the Site EUI threshold for the property type (2 pts.)
- E.7 Install LEDs in areas under management control (2 pts.)
- E.8 Reduce energy use by 15% over baseline or meet the Site EUI threshold for the property type (3 pts.)
- E.9 Install a cool roof (3 pts.)
- E.10 Install EV charging stations (3 pts.)
- E.11 Use renewable energy (3 pts.)
- E.12 Implement a green lease program (3 pts.)
- E.13 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 information on water management to tenants (1 pt.)
- W.4 Reduce water use by 5% over baseline (1 pt.)
- W.5 Install high-efficiency fixtures in areas under management control and recommend high-efficiency fixtures for tenant build-outs (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 vegetation/xeriscaping 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 tenant build-outs (1 pt.)
- H.2 Recommend healthy, low-emitting materials for tenant build-outs (1 pt.)
- H.3 Establish at least three additional policies that foster health and wellness among tenants, staff, vendors, the neighborhood, and/or the community (1 pt.)
- H.4 Establish a smoke-free policy for the entire property (2 pts.)
- H.5 Use healthy, low-emitting materials in areas under management control (2 pts.)
- H.6 Employ green cleaning services for areas under management control (2 pts.)

- H.7 Provide wellness-inspired amenities for shopping center guests (3 pts.)

Recycling

- R.1 Install recycling signage throughout the property (1 pt.)
- R.2 Provide information on recycling program to tenants (1 pt.)
- R.3 Establish a construction waste management plan 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 Hold regular recycling and/or donation drives for tenants and guests (2 pts.)
- R.8 Establish recycling services (2 pts.)
- R.9 Determine the property's diversion rate (2 pts.)
- R.10 Achieve a minimum diversion rate of 25% for the property (2 pts.)
- R.11 Achieve a minimum diversion rate of 30% for the property (3 pts.)
- R.12 Establish additional recycling services (3 pts.)

Purchasing

- P.1 Use green-certified products in management operations (1 pt.)
- P.2 Assess vendor and supplier compliance with sustainability requirements (2 pts.)
- P.3 Include sustainability clauses in vendor contracts (3 pts.)
- P.4 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

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.
 - 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.
 - 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. Submit copies of the three core and two additional sustainability policies with the application.
2. 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 tenant build-outs (1 pt.)

H.3 Establish at least three additional policies that foster health and wellness among tenants, staff, vendors, the neighborhood, and/or the community (1 pt.)

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

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.5 Reduce energy use by 5% over baseline or meet the Site EUI threshold (1 pt.)

E.6 Reduce energy use by 10% over baseline or meet the Site EUI threshold (2 pts.)

E.8 Reduce energy use by 15% over baseline or meet the Site EUI threshold (3 pts.)

The energy point items are based on the property's benchmarking in B.4 Part 1, whether the points are claimed by reduction over baseline or by absolute Site EUI.

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 two options to meet the requirement:

Option 1: External or internal assessment

- 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 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 must 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: 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: External or internal assessment

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

Option 2: 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

GRI 302: Energy

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.

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: External or internal assessment

- 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 systems under management control. 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 systems under management control. Applicants may use the in-house water assessment with the IREM tools and templates to meet this requirement.
- At minimum, the assessment must 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 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: 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: External or internal assessment

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

Option 2: 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 retail properties, tenants may be in control of waste management and recycling. However, retail properties may consider offering recycling as a centralized service to achieve sustainability goals.

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

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

The property is eligible for the H.5 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 Conduct a walk-through to detect malfunctioning equipment and opportunities for improvement (1 pt.)

Regular walk-throughs of the property can help identify issues and identify opportunities for improvement in energy systems.

To be eligible for the point

- Use a checklist to conduct regular walk-throughs, at least monthly, to detect malfunctioning equipment and opportunities for improvement.

Alternative path

Fault detection technology throughout the property's energy systems qualify the property for this point.

To claim the point

1. Submit a copy of a completed energy efficiency walk-through checklist or evidence of fault detection technology throughout energy systems.
2. Provide a description of the process management follows for conducting regular energy efficiency walk-throughs, including staff involved and schedule, as well as the process for remedying an issues discovered.

Related IREM CSP items

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

B.4 Part 2 focuses on planning for energy efficiency measures while E.2 involves spotting issues that might impact energy efficiency. Regular walk-throughs will help the management team spot potential long-term improvements, contributing to ongoing planning for energy efficiency upgrades.

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: Risk Management

Resources

[ENERGY STAR Checklist of Energy-Saving Measures](#)

[ENERGY STAR Treasure Hunt](#)

[IREM tools and templates](#)

E.3 Provide information on energy management to tenants (1 pt.)

Tenant engagement ensures tenants 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 tenants 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 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 302: Energy

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

TCFD: Strategy

Resources

[IREM tools and templates](#)

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

E.4 Recommend ENERGY STAR equipment for tenant build-outs (1 pt.)

ENERGY STAR products and equipment can reduce energy consumption in tenant spaces.

To be eligible for the point

- As tenant improvements occur, recommend that tenants install ENERGY STAR products, equipment, and appliances.
- Include the recommendation in any design standards for tenant improvements or reach out to new tenants or their agents during the design phase of tenant improvement projects.

To claim the point

- Submit a sample communication to a tenant or an excerpt from design standards.

Standards and frameworks

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 302: Energy

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

TCFD: Strategy

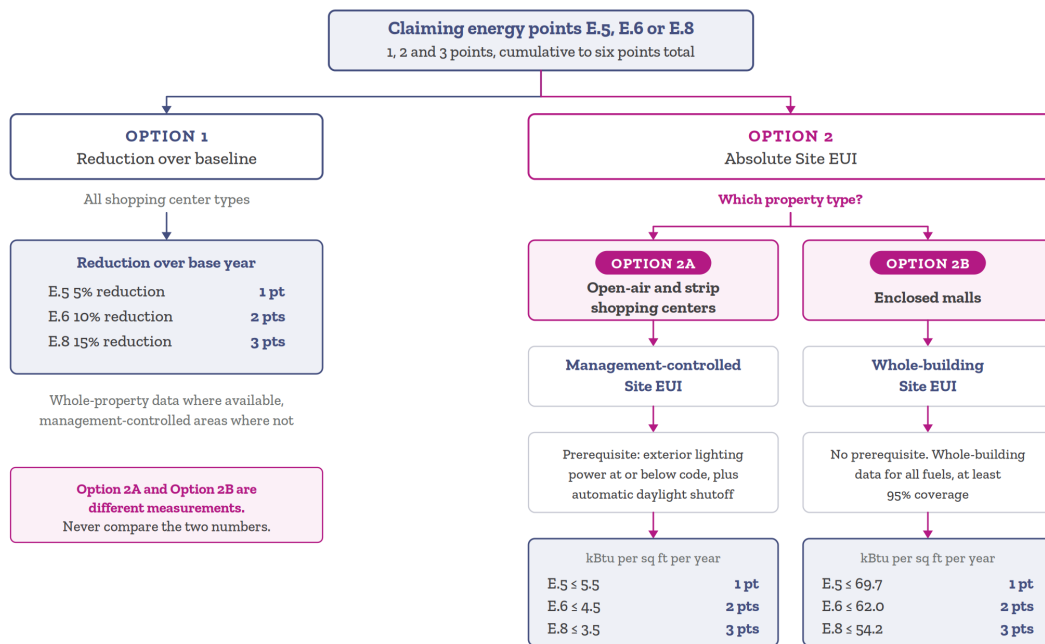
Resources

[ENERGY STAR products](#)

[IREM tools and templates](#)

How the energy items work

Items E.5, E.6 and E.8 offer two routes to the same points. Option 1, reduction over baseline, is available to every shopping center type. Option 2 recognizes absolute energy performance, and the measurement it uses depends on the property type: management-controlled energy for open-air and strip centers, whole-building energy for enclosed malls. A property uses the track matching its type rather than choosing between them.



Option 2A and Option 2B measure different things and produce numbers roughly twenty times apart. They are never compared with each other.

E.5 Reduce energy use by 5% over baseline or meet the Site EUI threshold for the property type (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.

Properties that completed their efficiency work before the baseline window cannot show a reduction, even when they are among the most efficient centers in the market. Option 2 recognizes absolute performance so that early adopters are not penalized for having acted sooner.

To be eligible for the point

- **Option 1 — all shopping center types.** Achieve a 5%+ reduction in energy use, or
- **Option 2A — open-air and strip shopping centers.** Achieve a management-controlled Site EUI of 5.5 kBtu per square foot per year or below, or
- **Option 2B — enclosed malls.** Achieve a whole-building Site EUI of 69.7 kBtu per square foot per year or below.

Meeting any one option earns the full point value. A property uses the Option 2 track matching its property type; it does not choose between 2A and 2B.

Current energy date

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

Option 1: Reduction over baseline — all shopping center types

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:
 - o For a 2026 application, the baseline year-ending date may be no earlier than December 31, 2023.
 - o For a 2028 application, the baseline may be no earlier than December 31, 2025.
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.

Option 2A: Absolute energy performance — open-air and strip shopping centers

Option 2A is a management-controlled measurement. It covers only the energy the landlord controls, divided by the property's total gross floor area. It is not comparable to Option 2B.

1. Confirm the exterior lighting prerequisite.
 - **Lighting power.** Installed exterior lighting power for parking areas and drives must not exceed the allowance in ASHRAE/IES Standard 90.1 or the applicable local

energy code, whichever is more stringent. For exterior lighting zone 3, the 90.1-2022 allowance is 0.037 watts per square foot.

- **Automatic daylight shutoff.** Exterior lighting must turn off automatically as a function of available daylight. Any method the applicable energy code accepts satisfies this requirement, including daylight sensing and astronomical time-based control.
 - **Safety is not overridden.** Lighting must still meet the illuminance and uniformity criteria of ANSI/IES RP-8 for the space. Lighting the applicable code exempts from automatic control, including lighting required to meet health, life safety or security requirements, is exempt here.
2. Set up the property in ENERGY STAR Portfolio Manager.
 - Use the Strip Mall property type. Gross Floor Area is the only Property Use Detail Portfolio Manager requires for this type.
 - Enter the total building gross floor area. Per EPA this includes all space within the building or buildings and excludes exterior spaces such as vehicle parking areas. Enter the full building area, not the management-controlled area.
 3. Enter every management-controlled meter.
 - Enter 12 consecutive months of data for common areas, site and parking lighting, vacant tenant space the landlord is conditioning, and any on-site management office.
 - An all-electric submission is complete and correct where the landlord controls no other fuel, which is the common case at an open-air center. What is not accepted is a property with a management-controlled non-electric load that reports electricity only.
 - Portfolio Manager has no field marking a meter as landlord or tenant, so record it in the meter Name. Tenant meters may be entered so long as they are left out of the metrics selection.
 4. Select only management-controlled meters for metrics.
 - On the Energy tab, click "Change Meter Selections" to open "Select Meters to Include in Metrics." Check only the management-controlled meters and click "Apply Selections."
 - Leave the box "These meter(s) account for the total energy consumption for this property" **unchecked**. The record intentionally covers part of the property.
 5. Read the Site EUI and compare it to the threshold.
 - Achieve a management-controlled Site EUI of 5.5 kBtu per square foot per year or below.
 - Expect the Data Quality Checker to flag "Source EUI Appear High/Low." That alert is expected on an Option 2A record and does not affect eligibility.

Option 2B: Absolute energy performance — enclosed malls

Option 2B is a whole-building measurement. It covers all energy serving the property, management-controlled and tenant alike, divided by the property's total gross floor area. It is not comparable to Option 2A.

1. Confirm that whole-building data is available.
 - Option 2B requires energy consumption data for the entire property: all areas under management control and all tenant spaces, including anchor spaces that are part of the property record.
 - Where the landlord purchases energy and resells it to tenants, that consumption is part of the whole-building total and is included. This is the opposite of the Option 2A treatment, where resale energy is tenant load and is excluded.
 - Where tenants contract directly with the utility, obtain consumption through utility aggregate data services, tenant data-sharing provisions in the lease, or tenant request.
 - Anchor parcels the mall owner neither owns nor operates, and that are excluded from the property's gross floor area, are outside the property record and belong in neither the numerator nor the denominator. An anchor whose floor area is counted in gross floor area must have its energy counted as well.
 - A property that cannot assemble whole-building data is not eligible for Option 2B and should pursue Option 1.
2. Set up the property in ENERGY STAR Portfolio Manager.
 - Use the Enclosed Mall property type. Gross Floor Area is the only Property Use Detail Portfolio Manager requires for this type.
 - Enter the total building gross floor area, including retail stores, offices, food courts, restaurants, restrooms, storage areas, staff break rooms, atriums, walkways, stairwells and mechanical rooms, and excluding exterior spaces such as vehicle parking areas.
 - Do not enter the leasable area. Portfolio Manager divides by gross floor area, and at an enclosed mall gross floor area exceeds gross leasable area by a material margin.
3. Enter every meter serving the property.
 - Enter 12 consecutive months of data for all management-controlled areas and all tenant spaces.
 - Enter every fuel that serves the property. At an enclosed mall this commonly includes natural gas for concourse heating and may include district steam or district chilled water. An all-electric submission is the exception at an enclosed mall, not the rule, and will be queried unless the property is genuinely all-electric and says so on the verification workbook.
 - Where tenant consumption is delivered as an aggregate figure rather than meter by meter, a single aggregated tenant meter is acceptable. Record the aggregation in the meter Name.
4. Select all meters for metrics.
 - On the Energy tab, click "Change Meter Selections," check every meter serving the property, then click "Apply Selections."
 - **Check the box "These meter(s) account for the total energy consumption for this property."** This is the opposite of the Option 2A setup. An Option 2B record is a complete-building record and should assert that it is.
5. Read the Site EUI and compare it to the threshold.

- Achieve a whole-building Site EUI of 69.7 kBtu per square foot per year or below.
- Portfolio Manager also displays a National Median Site EUI. Disregard it for this item. It is derived from the national source-energy median using each property's own fuel mix, so it differs from property to property, and it is not the benchmark the CSP thresholds are set against.
- Because the record is complete, Data Quality Checker alerts are not expected. Any alert raised should be resolved before sharing the property with IREM rather than explained on the workbook.

Important Notes

For Option 1:

- 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.
- If you do not have access to whole-building utility data, you may use energy consumption data for any management-controlled areas.

For Option 2A, open-air and strip shopping centers:

- Option 2A reverses the data rule above. Report management-controlled energy only, even where whole-building utility data is available. An Option 2A figure is not comparable to a whole-building Site EUI.
- The Option 2A thresholds are absolute entry standards. They are not set as a percentage of any median. Landlord-controlled energy published by open-air retail owners is supporting evidence that the thresholds are achievable, not the figure they are calculated from, because only owners with mature sustainability programs publish it at all. The appendix explains the reasoning in full.
- An Option 2A record is a partial-building record. It is not eligible for ENERGY STAR certification, and its Site EUI must not be presented as a percentage difference from the ENERGY STAR national median. EPA sanctions the approach where whole-building data is unavailable, advising owners to "benchmark what you can for now, which will probably just be the common areas for which you pay the utility bills and have access to the data."
- IREM applies a reasonableness check during review. Management-controlled energy normally falls between 2 and 6 percent of whole-building energy at an open-air center. Applicants are not required to supply whole-building data.
- The Option 2A thresholds are subject to review. Peer performance is improving by roughly 5 percent a year, so a threshold of 5.5 today will not represent the same level of achievement by 2029.

For Option 2B, enclosed malls:

- Option 2B always uses whole-building data. Unlike Option 1 there is no management-controlled fallback, because the threshold is calibrated against a whole-building median.
- The thresholds are anchored to the median whole-building Site EUI of 38 enclosed malls reporting under municipal benchmarking ordinances in New York, Chicago, Washington DC, Los Angeles, Seattle and Boston, data years 2021 onward: 77.5 kBtu per square foot per year. E.5 is set 10 percent better than that median, E.6 20 percent better, and E.8 30 percent better.

- The thresholds were then tested against an independently assembled set of 39 verified whole-building enclosed mall records drawn from 17 jurisdictions, including Honolulu, Los Angeles, Philadelphia, Denver, Montgomery County and San Jose. That test supported the thresholds as set and found no evidence that properties in hot climate zones require a higher threshold.
- The ENERGY STAR national median Site EUI for Enclosed Mall is 65.7 kBtu per square foot per year. The benchmarking-ordinance median is about 18 percent higher, and IREM uses it because it reflects current, property-level reported performance rather than a survey estimate.
- Site EUI is not weather-normalized, and the thresholds are not adjusted for an individual property's climate zone. A property in a heating- or cooling-dominated climate may submit Weather Normalized Site EUI as supporting information, but the claim is assessed on Site EUI.
- The Enclosed Mall property type does not receive a 1-100 ENERGY STAR score, so the property is not eligible for ENERGY STAR certification. Unlike an Option 2A record, this is a limitation of the property type rather than of the submission.

For both Option 2 tracks:

- Data coverage must be at least 95 percent, reported on the CSP Site EUI verification workbook. Coverage is measured as the share of the meters in scope at the property that carry 12 months of actual measured data. Portfolio Manager does not compute this figure, which is why the workbook asks for it.
- A reported Site EUI far below the threshold is more often a sign of incomplete metering than of exceptional performance. In public benchmarking filings, a substantial share of records filed under the Enclosed Mall property type report Site EUI in the single digits or low teens, which no operating enclosed mall achieves; these are landlord-controlled meters divided by whole-property floor area. The 95 percent coverage declaration exists to catch this error before it reaches review.
- Thresholds are stated as absolute Site EUI values rather than as percentages of a median, so a property's eligibility does not change when the underlying data is refreshed mid-cycle. IREM will restate them at least every three years.
- A property may use only the Option 2 track matching its property type. Option 2A and Option 2B produce numbers roughly twenty times apart and must never be presented side by side as a single figure.
- The appendix at the end of this guidebook sets out the source data behind both threshold sets, how each was derived, and why the two were built on different reasoning.

To claim the point

Under Option 1:

1. Share the property with IREM's account in ENERGY STAR Portfolio Manager. When adding IREM as a contact, search for IREMCSP (no spaces) in the username field.
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.

Under Option 2A or Option 2B:

1. Share the property with IREM's account in ENERGY STAR Portfolio Manager, configured as described above. Read Only Access is sufficient.

2. Submit a Portfolio Manager custom report containing Site EUI and Property GFA – Self-Reported for the 12-month period claimed.
3. Submit a screenshot of the property’s Energy tab showing the meter groups and the state of the total energy consumption box. Portfolio Manager offers no export of meter inclusion status, so this screenshot is the record of which meters were counted.
4. Submit the completed CSP Site EUI verification workbook, using the tab for your property type.
5. Open-air and strip centers only: attach a fixture schedule or lighting specification showing luminaire count and input wattage, and a short controls narrative describing how automatic daylight shutoff is achieved.

Completing the verification workbook

The workbook does not ask you to calculate Site EUI. Portfolio Manager produces that figure and you share the record with IREM. The workbook captures what Portfolio Manager cannot export: your reporting boundary, how complete the meter data is, and, for open-air and strip centers, the exterior lighting prerequisite. Complete only the tab matching your property type. Shaded cells are the entries; everything else is a label or a formula. Data coverage and the points your Site EUI supports are calculated for you.

- **Property and Portfolio Manager record.** Property name, address, Portfolio Manager Property ID, the 12-month reporting period, the date the property was shared with IREM CSP, and the gross floor area and Site EUI transcribed from the custom report.
- **Measurement boundary.** On the 2A tab, which categories of space the selected meters cover and confirmation that no tenant-controlled space is among them. On the 2B tab, confirmation that the data covers the whole property, how tenant consumption was obtained, and how anchor parcels were treated against gross floor area.
- **Meter selection.** Confirmation that the intended meters sit in the metrics group and that the total energy consumption box is in the state your track requires: unchecked for Option 2A, checked for Option 2B.
- **Fuel carriers.** Each fuel serving the property, whether it is in scope, how many meters were entered for it and whether they are included in metrics.
- **Data coverage.** The count of meters in scope and the count of those carrying 12 months of actual measured data, plus a description of the estimation method where any consumption is estimated.
- **Exterior lighting prerequisite, Option 2A only.** The code and edition being demonstrated against, the exterior lighting zone, and the three prerequisite confirmations.
- **Attestation and attachments.** A signed statement that the Portfolio Manager record is configured as described here, and a checklist of the documents that travel with the submission.

Related IREM CSP items

E.6 Reduce energy use by 10% over baseline or meet the Site EUI threshold for the property type (2 pts.)

E.8 Reduce energy use by 15% over baseline or meet the Site EUI threshold for the property type (3 pts.)

If the property meets the E.6 and E.8 thresholds, you may claim those points as well as the E.5 points for up to six points total.

Each item may be earned under any option, and the option sets are nested. A property that meets the E.8 Site EUI threshold for its property type also meets the E.6 and E.5 thresholds, exactly as a 15% reduction also satisfies the 10% and 5% thresholds.

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.

A property certified under Option 2A or Option 2B must still meet a Site EUI threshold at the time of recertification, and an Option 2A property must still satisfy the exterior lighting prerequisite. The thresholds in effect on the date the recertification application is submitted apply, not the thresholds in effect at original certification.

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

ASHRAE/IES Standard 90.1 – Section 9.4.1.4 exterior lighting control functions and exterior lighting power allowances

International Energy Conservation Code – C405.2.7, exterior lighting controls

ANSI/IES RP-8 – Recommended Practice: Lighting Roadway and Parking Facilities

ENERGY STAR Portfolio Manager – Property Types, Definitions and Use Details

ENERGY STAR Portfolio Manager – U.S. Energy Use Intensity by Property Type

U.S. EIA Commercial Buildings Energy Consumption Survey (CBECS)

Municipal building energy benchmarking and disclosure ordinances

Resources

[ENERGY STAR Portfolio Manager](#)

[IREM tools and templates](#)

[CSP Site EUI verification workbook \(Option 2\)](#)

E.6 Reduce energy use by 10% over baseline or meet the Site EUI threshold for the property type (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.

Properties that completed their efficiency work before the baseline window cannot show a reduction, even when they are among the most efficient centers in the market. Option 2 recognizes absolute performance so that early adopters are not penalized for having acted sooner.

To be eligible for the points

- **Option 1 — all shopping center types.** Achieve a 10%+ reduction in energy use, or
- **Option 2A — open-air and strip shopping centers.** Achieve a management-controlled Site EUI of 4.5 kBtu per square foot per year or below, or
- **Option 2B — enclosed malls.** Achieve a whole-building Site EUI of 62.0 kBtu per square foot per year or below.

Meeting any one option earns the full point value. A property uses the Option 2 track matching its property type; it does not choose between 2A and 2B.

Current energy date

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

Option 1: Reduction over baseline — all shopping center types

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:
 - o For a 2026 application, the baseline year-ending date may be no earlier than December 31, 2023.
 - o For a 2028 application, the baseline may be no earlier than December 31, 2025.
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.

Option 2A: Absolute energy performance — open-air and strip shopping centers

Option 2A is a management-controlled measurement. It covers only the energy the landlord controls, divided by the property's total gross floor area. It is not comparable to Option 2B.

1. Confirm the exterior lighting prerequisite.
 - **Lighting power.** Installed exterior lighting power for parking areas and drives must not exceed the allowance in ASHRAE/IES Standard 90.1 or the applicable local

energy code, whichever is more stringent. For exterior lighting zone 3, the 90.1-2022 allowance is 0.037 watts per square foot.

- **Automatic daylight shutoff.** Exterior lighting must turn off automatically as a function of available daylight. Any method the applicable energy code accepts satisfies this requirement, including daylight sensing and astronomical time-based control.
 - **Safety is not overridden.** Lighting must still meet the illuminance and uniformity criteria of ANSI/IES RP-8 for the space. Lighting the applicable code exempts from automatic control, including lighting required to meet health, life safety or security requirements, is exempt here.
2. Set up the property in ENERGY STAR Portfolio Manager.
 - Use the Strip Mall property type. Gross Floor Area is the only Property Use Detail Portfolio Manager requires for this type.
 - Enter the total building gross floor area. Per EPA this includes all space within the building or buildings and excludes exterior spaces such as vehicle parking areas. Enter the full building area, not the management-controlled area.
 3. Enter every management-controlled meter.
 - Enter 12 consecutive months of data for common areas, site and parking lighting, vacant tenant space the landlord is conditioning, and any on-site management office.
 - An all-electric submission is complete and correct where the landlord controls no other fuel, which is the common case at an open-air center. What is not accepted is a property with a management-controlled non-electric load that reports electricity only.
 - Portfolio Manager has no field marking a meter as landlord or tenant, so record it in the meter Name. Tenant meters may be entered so long as they are left out of the metrics selection.
 4. Select only management-controlled meters for metrics.
 - On the Energy tab, click "Change Meter Selections" to open "Select Meters to Include in Metrics." Check only the management-controlled meters and click "Apply Selections."
 - Leave the box "These meter(s) account for the total energy consumption for this property" **unchecked**. The record intentionally covers part of the property.
 5. Read the Site EUI and compare it to the threshold.
 - Achieve a management-controlled Site EUI of 4.5 kBtu per square foot per year or below.
 - Expect the Data Quality Checker to flag "Source EUI Appear High/Low." That alert is expected on an Option 2A record and does not affect eligibility.

Option 2B: Absolute energy performance — enclosed malls

Option 2B is a whole-building measurement. It covers all energy serving the property, management-controlled and tenant alike, divided by the property's total gross floor area. It is not comparable to Option 2A.

1. Confirm that whole-building data is available.
 - Option 2B requires energy consumption data for the entire property: all areas under management control and all tenant spaces, including anchor spaces that are part of the property record.
 - Where the landlord purchases energy and resells it to tenants, that consumption is part of the whole-building total and is included. This is the opposite of the Option 2A treatment, where resale energy is tenant load and is excluded.
 - Where tenants contract directly with the utility, obtain consumption through utility aggregate data services, tenant data-sharing provisions in the lease, or tenant request.
 - Anchor parcels the mall owner neither owns nor operates, and that are excluded from the property's gross floor area, are outside the property record and belong in neither the numerator nor the denominator. An anchor whose floor area is counted in gross floor area must have its energy counted as well.
 - A property that cannot assemble whole-building data is not eligible for Option 2B and should pursue Option 1.
2. Set up the property in ENERGY STAR Portfolio Manager.
 - Use the Enclosed Mall property type. Gross Floor Area is the only Property Use Detail Portfolio Manager requires for this type.
 - Enter the total building gross floor area, including retail stores, offices, food courts, restaurants, restrooms, storage areas, staff break rooms, atriums, walkways, stairwells and mechanical rooms, and excluding exterior spaces such as vehicle parking areas.
 - Do not enter the leasable area. Portfolio Manager divides by gross floor area, and at an enclosed mall gross floor area exceeds gross leasable area by a material margin.
3. Enter every meter serving the property.
 - Enter 12 consecutive months of data for all management-controlled areas and all tenant spaces.
 - Enter every fuel that serves the property. At an enclosed mall this commonly includes natural gas for concourse heating and may include district steam or district chilled water. An all-electric submission is the exception at an enclosed mall, not the rule, and will be queried unless the property is genuinely all-electric and says so on the verification workbook.
 - Where tenant consumption is delivered as an aggregate figure rather than meter by meter, a single aggregated tenant meter is acceptable. Record the aggregation in the meter Name.
4. Select all meters for metrics.
 - On the Energy tab, click "Change Meter Selections," check every meter serving the property, then click "Apply Selections."
 - **Check the box "These meter(s) account for the total energy consumption for this property."** This is the opposite of the Option 2A setup. An Option 2B record is a complete-building record and should assert that it is.
5. Read the Site EUI and compare it to the threshold.

- Achieve a whole-building Site EUI of 62.0 kBtu per square foot per year or below.
- Portfolio Manager also displays a National Median Site EUI. Disregard it for this item. It is derived from the national source-energy median using each property's own fuel mix, so it differs from property to property, and it is not the benchmark the CSP thresholds are set against.
- Because the record is complete, Data Quality Checker alerts are not expected. Any alert raised should be resolved before sharing the property with IREM rather than explained on the workbook.

Important Notes

For Option 1:

- 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.
- If you do not have access to whole-building utility data, you may use energy consumption data for any management-controlled areas.

For Option 2A, open-air and strip shopping centers:

- Option 2A reverses the data rule above. Report management-controlled energy only, even where whole-building utility data is available. An Option 2A figure is not comparable to a whole-building Site EUI.
- The Option 2A thresholds are absolute entry standards. They are not set as a percentage of any median. Landlord-controlled energy published by open-air retail owners is supporting evidence that the thresholds are achievable, not the figure they are calculated from, because only owners with mature sustainability programs publish it at all. The appendix explains the reasoning in full.
- An Option 2A record is a partial-building record. It is not eligible for ENERGY STAR certification, and its Site EUI must not be presented as a percentage difference from the ENERGY STAR national median. EPA sanctions the approach where whole-building data is unavailable, advising owners to "benchmark what you can for now, which will probably just be the common areas for which you pay the utility bills and have access to the data."
- IREM applies a reasonableness check during review. Management-controlled energy normally falls between 2 and 6 percent of whole-building energy at an open-air center. Applicants are not required to supply whole-building data.
- The Option 2A thresholds are subject to review. Peer performance is improving by roughly 5 percent a year, so a threshold of 4.5 today will not represent the same level of achievement by 2029.

For Option 2B, enclosed malls:

- Option 2B always uses whole-building data. Unlike Option 1 there is no management-controlled fallback, because the threshold is calibrated against a whole-building median.
- The thresholds are anchored to the median whole-building Site EUI of 38 enclosed malls reporting under municipal benchmarking ordinances in New York, Chicago, Washington DC, Los Angeles, Seattle and Boston, data years 2021 onward: 77.5 kBtu per square foot per year. E.5 is set 10 percent better than that median, E.6 20 percent better, and E.8 30 percent better.

- The thresholds were then tested against an independently assembled set of 39 verified whole-building enclosed mall records drawn from 17 jurisdictions, including Honolulu, Los Angeles, Philadelphia, Denver, Montgomery County and San Jose. That test supported the thresholds as set and found no evidence that properties in hot climate zones require a higher threshold.
- The ENERGY STAR national median Site EUI for Enclosed Mall is 65.7 kBtu per square foot per year. The benchmarking-ordinance median is about 18 percent higher, and IREM uses it because it reflects current, property-level reported performance rather than a survey estimate.
- Site EUI is not weather-normalized, and the thresholds are not adjusted for an individual property's climate zone. A property in a heating- or cooling-dominated climate may submit Weather Normalized Site EUI as supporting information, but the claim is assessed on Site EUI.
- The Enclosed Mall property type does not receive a 1-100 ENERGY STAR score, so the property is not eligible for ENERGY STAR certification. Unlike an Option 2A record, this is a limitation of the property type rather than of the submission.

For both Option 2 tracks:

- Data coverage must be at least 95 percent, reported on the CSP Site EUI verification workbook. Coverage is measured as the share of the meters in scope at the property that carry 12 months of actual measured data. Portfolio Manager does not compute this figure, which is why the workbook asks for it.
- A reported Site EUI far below the threshold is more often a sign of incomplete metering than of exceptional performance. In public benchmarking filings, a substantial share of records filed under the Enclosed Mall property type report Site EUI in the single digits or low teens, which no operating enclosed mall achieves; these are landlord-controlled meters divided by whole-property floor area. The 95 percent coverage declaration exists to catch this error before it reaches review.
- Thresholds are stated as absolute Site EUI values rather than as percentages of a median, so a property's eligibility does not change when the underlying data is refreshed mid-cycle. IREM will restate them at least every three years.
- A property may use only the Option 2 track matching its property type. Option 2A and Option 2B produce numbers roughly twenty times apart and must never be presented side by side as a single figure.
- The appendix at the end of this guidebook sets out the source data behind both threshold sets, how each was derived, and why the two were built on different reasoning.

To claim the points

Under Option 1:

1. Share the property with IREM's account in ENERGY STAR Portfolio Manager. When adding IREM as a contact, search for IREMCSP (no spaces) in the username field.
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.

Under Option 2A or Option 2B:

1. Share the property with IREM's account in ENERGY STAR Portfolio Manager, configured as described above. Read Only Access is sufficient.

2. Submit a Portfolio Manager custom report containing Site EUI and Property GFA – Self-Reported for the 12-month period claimed.
3. Submit a screenshot of the property's Energy tab showing the meter groups and the state of the total energy consumption box. Portfolio Manager offers no export of meter inclusion status, so this screenshot is the record of which meters were counted.
4. Submit the completed CSP Site EUI verification workbook, using the tab for your property type.
5. Open-air and strip centers only: attach a fixture schedule or lighting specification showing luminaire count and input wattage, and a short controls narrative describing how automatic daylight shutoff is achieved.

Completing the verification workbook

The workbook does not ask you to calculate Site EUI. Portfolio Manager produces that figure and you share the record with IREM. The workbook captures what Portfolio Manager cannot export: your reporting boundary, how complete the meter data is, and, for open-air and strip centers, the exterior lighting prerequisite. Complete only the tab matching your property type. Shaded cells are the entries; everything else is a label or a formula. Data coverage and the points your Site EUI supports are calculated for you.

- **Property and Portfolio Manager record.** Property name, address, Portfolio Manager Property ID, the 12-month reporting period, the date the property was shared with IREMCSP, and the gross floor area and Site EUI transcribed from the custom report.
- **Measurement boundary.** On the 2A tab, which categories of space the selected meters cover and confirmation that no tenant-controlled space is among them. On the 2B tab, confirmation that the data covers the whole property, how tenant consumption was obtained, and how anchor parcels were treated against gross floor area.
- **Meter selection.** Confirmation that the intended meters sit in the metrics group and that the total energy consumption box is in the state your track requires: unchecked for Option 2A, checked for Option 2B.
- **Fuel carriers.** Each fuel serving the property, whether it is in scope, how many meters were entered for it and whether they are included in metrics.
- **Data coverage.** The count of meters in scope and the count of those carrying 12 months of actual measured data, plus a description of the estimation method where any consumption is estimated.
- **Exterior lighting prerequisite, Option 2A only.** The code and edition being demonstrated against, the exterior lighting zone, and the three prerequisite confirmations.
- **Attestation and attachments.** A signed statement that the Portfolio Manager record is configured as described here, and a checklist of the documents that travel with the submission.

Related IREM CSP items

E.5 Reduce energy use by 5% over baseline or meet the Site EUI threshold for the property type (1 pt.)

E.8 Reduce energy use by 15% over baseline or meet the Site EUI threshold for the property type (3 pts.)

Since the property meets the E.5 threshold as well, you may claim those points in addition to the E.6 points. If the property meets the E.8 threshold, you may claim those points for up to six points total.

Each item may be earned under any option, and the option sets are nested. A property that meets the E.8 Site EUI threshold for its property type also meets the E.6 and E.5 thresholds, exactly as a 15% reduction also satisfies the 10% and 5% thresholds.

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.

A property certified under Option 2A or Option 2B must still meet a Site EUI threshold at the time of recertification, and an Option 2A property must still satisfy the exterior lighting prerequisite. The thresholds in effect on the date the recertification application is submitted apply, not the thresholds in effect at original certification.

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

ASHRAE/IES Standard 90.1 – Section 9.4.1.4 exterior lighting control functions and exterior lighting power allowances

International Energy Conservation Code – C405.2.7, exterior lighting controls

ANSI/IES RP-8 – Recommended Practice: Lighting Roadway and Parking Facilities

ENERGY STAR Portfolio Manager – Property Types, Definitions and Use Details

ENERGY STAR Portfolio Manager – U.S. Energy Use Intensity by Property Type

U.S. EIA Commercial Buildings Energy Consumption Survey (CBECS)

Municipal building energy benchmarking and disclosure ordinances

Resources

[ENERGY STAR Portfolio Manager](#)

[IREM tools and templates](#)

[CSP Site EUI verification workbook \(Option 2\)](#)

E.7 Install LEDs in areas under management control (2 pts.)

The lighting in management-controlled areas such as parking lots and other exterior areas are 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

- 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 Reduce energy use by 15% over baseline or meet the Site EUI threshold for the property type (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.

Properties that completed their efficiency work before the baseline window cannot show a reduction, even when they are among the most efficient centers in the market. Option 2 recognizes absolute performance so that early adopters are not penalized for having acted sooner.

To be eligible for the points

- **Option 1 — all shopping center types.** Achieve a 15%+ reduction in energy use, or
- **Option 2A — open-air and strip shopping centers.** Achieve a management-controlled Site EUI of 3.5 kBtu per square foot per year or below, or
- **Option 2B — enclosed malls.** Achieve a whole-building Site EUI of 54.2 kBtu per square foot per year or below.

Meeting any one option earns the full point value. A property uses the Option 2 track matching its property type; it does not choose between 2A and 2B.

Current energy date

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

Option 1: Reduction over baseline — all shopping center types

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:
 - o For a 2026 application, the baseline year-ending date may be no earlier than December 31, 2023.
 - o For a 2028 application, the baseline may be no earlier than December 31, 2025.
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.

Option 2A: Absolute energy performance — open-air and strip shopping centers

Option 2A is a management-controlled measurement. It covers only the energy the landlord controls, divided by the property's total gross floor area. It is not comparable to Option 2B.

1. Confirm the exterior lighting prerequisite.
 - **Lighting power.** Installed exterior lighting power for parking areas and drives must not exceed the allowance in ASHRAE/IES Standard 90.1 or the applicable local

energy code, whichever is more stringent. For exterior lighting zone 3, the 90.1-2022 allowance is 0.037 watts per square foot.

- **Automatic daylight shutoff.** Exterior lighting must turn off automatically as a function of available daylight. Any method the applicable energy code accepts satisfies this requirement, including daylight sensing and astronomical time-based control.
 - **Safety is not overridden.** Lighting must still meet the illuminance and uniformity criteria of ANSI/IES RP-8 for the space. Lighting the applicable code exempts from automatic control, including lighting required to meet health, life safety or security requirements, is exempt here.
2. Set up the property in ENERGY STAR Portfolio Manager.
 - Use the Strip Mall property type. Gross Floor Area is the only Property Use Detail Portfolio Manager requires for this type.
 - Enter the total building gross floor area. Per EPA this includes all space within the building or buildings and excludes exterior spaces such as vehicle parking areas. Enter the full building area, not the management-controlled area.
 3. Enter every management-controlled meter.
 - Enter 12 consecutive months of data for common areas, site and parking lighting, vacant tenant space the landlord is conditioning, and any on-site management office.
 - An all-electric submission is complete and correct where the landlord controls no other fuel, which is the common case at an open-air center. What is not accepted is a property with a management-controlled non-electric load that reports electricity only.
 - Portfolio Manager has no field marking a meter as landlord or tenant, so record it in the meter Name. Tenant meters may be entered so long as they are left out of the metrics selection.
 4. Select only management-controlled meters for metrics.
 - On the Energy tab, click "Change Meter Selections" to open "Select Meters to Include in Metrics." Check only the management-controlled meters and click "Apply Selections."
 - Leave the box "These meter(s) account for the total energy consumption for this property" **unchecked**. The record intentionally covers part of the property.
 5. Read the Site EUI and compare it to the threshold.
 - Achieve a management-controlled Site EUI of 3.5 kBtu per square foot per year or below.
 - Expect the Data Quality Checker to flag "Source EUI Appear High/Low." That alert is expected on an Option 2A record and does not affect eligibility.

Option 2B: Absolute energy performance — enclosed malls

Option 2B is a whole-building measurement. It covers all energy serving the property, management-controlled and tenant alike, divided by the property's total gross floor area. It is not comparable to Option 2A.

1. Confirm that whole-building data is available.
 - Option 2B requires energy consumption data for the entire property: all areas under management control and all tenant spaces, including anchor spaces that are part of the property record.
 - Where the landlord purchases energy and resells it to tenants, that consumption is part of the whole-building total and is included. This is the opposite of the Option 2A treatment, where resale energy is tenant load and is excluded.
 - Where tenants contract directly with the utility, obtain consumption through utility aggregate data services, tenant data-sharing provisions in the lease, or tenant request.
 - Anchor parcels the mall owner neither owns nor operates, and that are excluded from the property's gross floor area, are outside the property record and belong in neither the numerator nor the denominator. An anchor whose floor area is counted in gross floor area must have its energy counted as well.
 - A property that cannot assemble whole-building data is not eligible for Option 2B and should pursue Option 1.
2. Set up the property in ENERGY STAR Portfolio Manager.
 - Use the Enclosed Mall property type. Gross Floor Area is the only Property Use Detail Portfolio Manager requires for this type.
 - Enter the total building gross floor area, including retail stores, offices, food courts, restaurants, restrooms, storage areas, staff break rooms, atriums, walkways, stairwells and mechanical rooms, and excluding exterior spaces such as vehicle parking areas.
 - Do not enter the leasable area. Portfolio Manager divides by gross floor area, and at an enclosed mall gross floor area exceeds gross leasable area by a material margin.
3. Enter every meter serving the property.
 - Enter 12 consecutive months of data for all management-controlled areas and all tenant spaces.
 - Enter every fuel that serves the property. At an enclosed mall this commonly includes natural gas for concourse heating and may include district steam or district chilled water. An all-electric submission is the exception at an enclosed mall, not the rule, and will be queried unless the property is genuinely all-electric and says so on the verification workbook.
 - Where tenant consumption is delivered as an aggregate figure rather than meter by meter, a single aggregated tenant meter is acceptable. Record the aggregation in the meter Name.
4. Select all meters for metrics.
 - On the Energy tab, click "Change Meter Selections," check every meter serving the property, then click "Apply Selections."
 - **Check the box "These meter(s) account for the total energy consumption for this property."** This is the opposite of the Option 2A setup. An Option 2B record is a complete-building record and should assert that it is.
5. Read the Site EUI and compare it to the threshold.

- Achieve a whole-building Site EUI of 54.2 kBtu per square foot per year or below.
- Portfolio Manager also displays a National Median Site EUI. Disregard it for this item. It is derived from the national source-energy median using each property's own fuel mix, so it differs from property to property, and it is not the benchmark the CSP thresholds are set against.
- Because the record is complete, Data Quality Checker alerts are not expected. Any alert raised should be resolved before sharing the property with IREM rather than explained on the workbook.

Important Notes

For Option 1:

- 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.
- If you do not have access to whole-building utility data, you may use energy consumption data for any management-controlled areas.

For Option 2A, open-air and strip shopping centers:

- Option 2A reverses the data rule above. Report management-controlled energy only, even where whole-building utility data is available. An Option 2A figure is not comparable to a whole-building Site EUI.
- The Option 2A thresholds are absolute entry standards. They are not set as a percentage of any median. Landlord-controlled energy published by open-air retail owners is supporting evidence that the thresholds are achievable, not the figure they are calculated from, because only owners with mature sustainability programs publish it at all. The appendix explains the reasoning in full.
- An Option 2A record is a partial-building record. It is not eligible for ENERGY STAR certification, and its Site EUI must not be presented as a percentage difference from the ENERGY STAR national median. EPA sanctions the approach where whole-building data is unavailable, advising owners to "benchmark what you can for now, which will probably just be the common areas for which you pay the utility bills and have access to the data."
- IREM applies a reasonableness check during review. Management-controlled energy normally falls between 2 and 6 percent of whole-building energy at an open-air center. Applicants are not required to supply whole-building data.
- The Option 2A thresholds are subject to review. Peer performance is improving by roughly 5 percent a year, so a threshold of 3.5 today will not represent the same level of achievement by 2029.

For Option 2B, enclosed malls:

- Option 2B always uses whole-building data. Unlike Option 1 there is no management-controlled fallback, because the threshold is calibrated against a whole-building median.
- The thresholds are anchored to the median whole-building Site EUI of 38 enclosed malls reporting under municipal benchmarking ordinances in New York, Chicago, Washington DC, Los Angeles, Seattle and Boston, data years 2021 onward: 77.5 kBtu per square foot per year. E.5 is set 10 percent better than that median, E.6 20 percent better, and E.8 30 percent better.

- The thresholds were then tested against an independently assembled set of 39 verified whole-building enclosed mall records drawn from 17 jurisdictions, including Honolulu, Los Angeles, Philadelphia, Denver, Montgomery County and San Jose. That test supported the thresholds as set and found no evidence that properties in hot climate zones require a higher threshold.
- The ENERGY STAR national median Site EUI for Enclosed Mall is 65.7 kBtu per square foot per year. The benchmarking-ordinance median is about 18 percent higher, and IREM uses it because it reflects current, property-level reported performance rather than a survey estimate.
- Site EUI is not weather-normalized, and the thresholds are not adjusted for an individual property's climate zone. A property in a heating- or cooling-dominated climate may submit Weather Normalized Site EUI as supporting information, but the claim is assessed on Site EUI.
- The Enclosed Mall property type does not receive a 1-100 ENERGY STAR score, so the property is not eligible for ENERGY STAR certification. Unlike an Option 2A record, this is a limitation of the property type rather than of the submission.

For both Option 2 tracks:

- Data coverage must be at least 95 percent, reported on the CSP Site EUI verification workbook. Coverage is measured as the share of the meters in scope at the property that carry 12 months of actual measured data. Portfolio Manager does not compute this figure, which is why the workbook asks for it.
- A reported Site EUI far below the threshold is more often a sign of incomplete metering than of exceptional performance. In public benchmarking filings, a substantial share of records filed under the Enclosed Mall property type report Site EUI in the single digits or low teens, which no operating enclosed mall achieves; these are landlord-controlled meters divided by whole-property floor area. The 95 percent coverage declaration exists to catch this error before it reaches review.
- Thresholds are stated as absolute Site EUI values rather than as percentages of a median, so a property's eligibility does not change when the underlying data is refreshed mid-cycle. IREM will restate them at least every three years.
- A property may use only the Option 2 track matching its property type. Option 2A and Option 2B produce numbers roughly twenty times apart and must never be presented side by side as a single figure.
- The appendix at the end of this guidebook sets out the source data behind both threshold sets, how each was derived, and why the two were built on different reasoning.

To claim the points

Under Option 1:

1. Share the property with IREM's account in ENERGY STAR Portfolio Manager. When adding IREM as a contact, search for IREMCSP (no spaces) in the username field.
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.

Under Option 2A or Option 2B:

1. Share the property with IREM's account in ENERGY STAR Portfolio Manager, configured as described above. Read Only Access is sufficient.

2. Submit a Portfolio Manager custom report containing Site EUI and Property GFA – Self-Reported for the 12-month period claimed.
3. Submit a screenshot of the property's Energy tab showing the meter groups and the state of the total energy consumption box. Portfolio Manager offers no export of meter inclusion status, so this screenshot is the record of which meters were counted.
4. Submit the completed CSP Site EUI verification workbook, using the tab for your property type.
5. Open-air and strip centers only: attach a fixture schedule or lighting specification showing luminaire count and input wattage, and a short controls narrative describing how automatic daylight shutoff is achieved.

Completing the verification workbook

The workbook does not ask you to calculate Site EUI. Portfolio Manager produces that figure and you share the record with IREM. The workbook captures what Portfolio Manager cannot export: your reporting boundary, how complete the meter data is, and, for open-air and strip centers, the exterior lighting prerequisite. Complete only the tab matching your property type. Shaded cells are the entries; everything else is a label or a formula. Data coverage and the points your Site EUI supports are calculated for you.

- **Property and Portfolio Manager record.** Property name, address, Portfolio Manager Property ID, the 12-month reporting period, the date the property was shared with IREM CSP, and the gross floor area and Site EUI transcribed from the custom report.
- **Measurement boundary.** On the 2A tab, which categories of space the selected meters cover and confirmation that no tenant-controlled space is among them. On the 2B tab, confirmation that the data covers the whole property, how tenant consumption was obtained, and how anchor parcels were treated against gross floor area.
- **Meter selection.** Confirmation that the intended meters sit in the metrics group and that the total energy consumption box is in the state your track requires: unchecked for Option 2A, checked for Option 2B.
- **Fuel carriers.** Each fuel serving the property, whether it is in scope, how many meters were entered for it and whether they are included in metrics.
- **Data coverage.** The count of meters in scope and the count of those carrying 12 months of actual measured data, plus a description of the estimation method where any consumption is estimated.
- **Exterior lighting prerequisite, Option 2A only.** The code and edition being demonstrated against, the exterior lighting zone, and the three prerequisite confirmations.
- **Attestation and attachments.** A signed statement that the Portfolio Manager record is configured as described here, and a checklist of the documents that travel with the submission.

Related IREM CSP items

E.5 Reduce energy use by 5% over baseline or meet the Site EUI threshold for the property type (1 pt.)

E.6 Reduce energy use by 10% over baseline or meet the Site EUI threshold for the property type (2 pts.)

Since the property meets the E.8 threshold, you may claim those points as well as the E.5 and E.6 points for six points total.

Each item may be earned under any option, and the option sets are nested. A property that meets the E.8 Site EUI threshold for its property type also meets the E.6 and E.5 thresholds, exactly as a 15% reduction also satisfies the 10% and 5% thresholds.

Recertification impacts

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

A property certified under Option 2A or Option 2B must still meet a Site EUI threshold at the time of recertification, and an Option 2A property must still satisfy the exterior lighting prerequisite. The thresholds in effect on the date the recertification application is submitted apply, not the thresholds in effect at original certification.

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

ASHRAE/IES Standard 90.1 – Section 9.4.1.4 exterior lighting control functions and exterior lighting power allowances

International Energy Conservation Code – C405.2.7, exterior lighting controls

ANSI/IES RP-8 – Recommended Practice: Lighting Roadway and Parking Facilities

ENERGY STAR Portfolio Manager – Property Types, Definitions and Use Details

ENERGY STAR Portfolio Manager – U.S. Energy Use Intensity by Property Type

U.S. EIA Commercial Buildings Energy Consumption Survey (CBECS)

Municipal building energy benchmarking and disclosure ordinances

Resources

[ENERGY STAR Portfolio Manager](#)

[IREM tools and templates](#)

[CSP Site EUI verification workbook \(Option 2\)](#)

E.9 Install a cool roof (3 pts.)

Cool roofs reflect sunlight and absorb less heat than standard roofs, reducing demand on HVAC systems.

To be eligible for the points

- The property must have a cool roof on **at least 75%** of the roof area at the time of application.
- The roof must have a minimum initial SRI value of 78.

To claim the points

1. Submit a work order, invoice, service contract, roofing specifications, or other proof of the installation.
2. Submit a satellite mapping image of the property's roof.

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: Climate Strategy

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

TCFD: Strategy

Resources

[Cool Roof Rating Council](#)

E.10 Install EV charging stations (3 pts.)

EV charging stations help reduce emissions related to tenant and guest 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 shopping center guest 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](#)

E.11 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.4 Use green power or purchase renewable energy credits (3 pts.)

Renewable energy produced onsite or contracted through community solar may be counted for P.4.

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.12 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

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

TCFD: Strategy

Resources

[Green Lease Library](#)

E.13 Demonstrate innovation in energy efficiency through new methods, technologies, and pilot programs (3 pts.)

This point item encourages landlords of shopping centers 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 information on water management to tenants (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

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. 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](#)

[IREM tools and templates](#)

W.5 Install high-efficiency fixtures in areas under management control and recommend high-efficiency fixtures for tenant build-outs (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.

Part 1: Install high-efficiency fixtures in areas under management control

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

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.

- o Irrigation controller
- o 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:
 - o Option 1: Total interior fixtures and total high-efficiency models
 - o 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.

Part 2: Recommend high-efficiency fixtures for tenant build-outs

To be eligible for the points

- Recommend high-efficiency fixtures for tenant build-outs.
- Send the recommendation to tenant representatives before they begin their build-out or include it in design guidelines or a tenant improvement guide.

To claim the points

- Submit a sample communication to a tenant or an excerpt from design standards or a tenant improvement guide.

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. 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](#)

[IREM tools and templates](#)

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. 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](#)

[IREM tools and templates](#)

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

[IREM tools and templates](#)

[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 shopping centers 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

H.3 Establish at least three additional policies that foster health and wellness among tenants, staff, vendors, the neighborhood, and/or the community (1 pt.)

Policies established for B.3 and H.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 Recommend healthy, low-emitting materials for 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

- 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

- 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

TCFD: Strategy

Resources

[IREM tools and templates](#)

H.3 Establish at least three additional policies that foster health and wellness among tenants, staff, vendors, the neighborhood, and/or the community (1 pt.)

The property can engage stakeholders by proactively fostering health and wellness and mitigating the impacts of its operations on the surrounding neighborhood and community.

To be eligible for the point

- Establish at least three policies related to health and wellness. Example policies include:
 - Acoustic quality
 - Biodiversity and habitat
 - Community engagement
 - Diversity and inclusion
 - Heat island effect mitigation
 - Health and safety: community
 - Health and safety: tenants/customers
 - Healthy lighting
 - Indoor environmental policy
 - Non-profit partnering
 - Pollution prevention
 - Tenant satisfaction
 - Water quality

To claim for the point

- Submit copies of the three additional health and wellness policies with the application.

Related IREM CSP items

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

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

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

Standards and frameworks

GRESB Real Estate Assessment – Management: Policies

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 413: Local Communities

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

[IREM tools and templates](#)

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

H.4 Establish a smoke-free policy for the entire property (2 pts.)

Second-hand tobacco smoke poses a health risk, and organizations and municipalities continue to implement smoke-free policies and laws based on this risk.

To be eligible for the points

- Smoking must be prohibited on the entire property.
- Management and/or tenant(s) may commit to implementing a no-smoking policy and take up to one year for the implementation.

To claim the points

- If the property is already smoke-free, submit a copy of the no-smoking policy, excerpt from the lease or tenant handbook with no-smoking policy, a photo of a no-smoking sign at the property, or some other proof of the property's no-smoking status with your application.
- If you're committing to establishing a no-smoking policy, submit a copy of the draft or new policy, excerpt from the lease or tenant handbook with new no-smoking provision, or some other proof that the property is implementing a no-smoking policy.

Standards and frameworks

GRESB Real Estate Assessment – Management: Policies

GRESB Real Estate Assessment – Performance: Tenants and Community

GRI 403: Occupational Health and Safety

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

TCFD: Strategy

Resources

[IREM tools and templates](#)

H.5 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.5.

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

The H.5 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.5 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.6 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.7 Provide wellness-inspired amenities for shopping center 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:
 - Access to clean, filtered water, such as filtered drinking fountains
 - 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
 - Healthy food provided on a regular schedule (e.g., a quarterly lunch with healthy food options)
 - 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

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

TCFD: Strategy

Resources

[ULI Building Healthy Places Initiative](#)

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 guests 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:
 - o Waste hauler or recycling service provider
 - o Office supplies company
 - o Organizations like Recycling Across America
 - o 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 to tenants (1 pt.)

Sending tenants information on any property recycling programs and recycling best practices can help improve their diversion rates and discover issues with service.

To be eligible for the point

- Send information on any property recycling programs and recycling best practices to the property's tenants.
 - o 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 or information on the tenant event.
- The example provided must have been sent to tenants or occurred in the year in 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.
 - o Provide these best practices to tenants, staff, and contractors, as applicable for the property.
 - o 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 Recycle e-waste, batteries, light bulbs, and appliances (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.12 Establish additional recycling service (3 pts.)

You may not claim the R.12 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.10 Achieve a minimum diversion rate of 25% for the property (2 pts.)

R.11 Achieve a minimum diversion rate of 30% for the property (3 pts.)

If the property's diversion rate meets the R.10 and R.11 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 Hold regular recycling and/or donation drives for tenants and guests (2 pts.)

Recycling and donation drives can enhance the property's sustainability program and engage tenants and guests.

To be eligible for the points

- Host recycling and/or donation drives accessible to tenants and guests at least annually.
- The drive cited in the application must have occurred in the year in which the application is submitted.
- Potential items for donation include:
 - Baby supplies
 - Blankets
 - Books
 - Coats
 - Clothes
 - Eyeglasses
 - Food
 - Hearing aids
 - Household items
 - Office/school supplies
 - Toiletries
 - Toys
 - Other items may apply – check with IREM by contacting sustainability@irem.org

To be eligible for the points

1. Describe the recycling or donation drives hosted by the property, including date of most recent drive, types of items donated, feedback from tenants, and schedule for regular drives.
2. Provide a flier, invoice, photo series, tenant communication, or other documentation showing an example of a recycling or donation drive at the property.

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

[Feeding America](#)

[Kids in Need Foundation](#)

[One Warm Coat](#)

[Toys for Tots](#)

R.8 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.9 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.10 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.11 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.10 points. If the property's diversion rate meets the R.11 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.11 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.10 Achieve a minimum diversion rate of 25% for the property (2 pts.)

Since the property meets the R.11 threshold, you may claim the R.6 and R.10 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.12 Establish additional recycling service (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 receptacle 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.12 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](#)

Purchasing points

P.1 Use green-certified products in 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.
 - o ENERGY STAR certified products and equipment
 - o Green Seal for cleaning products and supplies, industrial cleaners, paints and coatings
 - o EPA Safer Choice for cleaning products, industrial cleaners, HVAC products, and lubricants
 - o GSA Sustainable Facilities Tool Green Procurement Compilation for products that meet federal standards for sustainability
 - o USDA BioPreferred cleaning products and lubricants
 - o 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, 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 P.1.

H.5 Use healthy, low-emitting materials in areas under management control (2 pts.)

The H.5 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.5 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](#)

P.2 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.3 Include sustainability clauses in vendor contracts (3 pts.)

P.2 assesses compliance with the sustainability requirements in vendor contracts established in P.3.

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.3 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: Strategy

Resources

[IREM tools and templates](#)

P.4 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.
 - o 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.
 - o There must be at least a 3-year commitment to purchase the product.
 - o 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 gross floor area.

Primary function	Site EUI (kBtu/ft ²)	Data source
Enclosed mall	65.7	CBECs - Enclosed Mall
Strip center	103.5	CBECs - Strip Shopping Mall

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

Option 3 Example

A strip center applying for the IREM CSP has 50,000 square feet of gross floor area. The value on which to base the purchase is determined by multiplying 50,000 by the national median Site EUI of 103.5 kBtu/ft², as found in the ENERGY STAR table, and then finding 20% of that number.

50,000 square feet of gross floor area x 103.5 national median Site EUI x .20 = 1,035,000 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. 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.11 Use renewable energy (3 pts.)

Renewable energy produced onsite or contracted through community solar may be counted for P.4.

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](#)

Appendix: how the Option 2 Site EUI thresholds were derived

Items E.5, E.6 and E.8 may be earned either by a reduction over baseline (Option 1) or by meeting an absolute Site EUI threshold (Option 2). This appendix records where the Option 2 thresholds came from, what evidence supports them, and why the two property-type tracks were built on different reasoning.

Two measurements, not one

Option 2A counts only the energy the landlord controls. Option 2B counts all energy serving the property. Both divide by the property's total gross floor area. The two produce numbers roughly twenty times apart and are never compared with each other.

The split is practical rather than theoretical. At an open-air or strip center the landlord usually cannot obtain tenant consumption, and the energy it does control is a small, well-defined set of loads. At an enclosed mall the conditioned common area is the dominant load, and a landlord-only figure would describe too little of the building to mean much.

Option 2B, enclosed malls

Source. Municipal benchmarking and disclosure ordinances, which require covered buildings to report whole-building energy regardless of how they perform. The basis set is 38 enclosed malls reporting in New York, Chicago, Washington DC, Los Angeles, Seattle and Boston, data years 2021 onward. Median whole-building Site EUI: 77.5 kBtu per square foot per year.

Because reporting is mandatory, that median describes the covered stock rather than a group that chose to publish. It can therefore carry a straight improvement rule, and the thresholds are set directly against it:

- **E.5** 10 percent better than the median, giving 69.7 kBtu per square foot per year.
- **E.6** 20 percent better, giving 62.0.
- **E.8** 30 percent better, giving 54.2.

Validation. The thresholds were then tested against a separately assembled set of 39 verified whole-building enclosed mall records drawn from 17 jurisdictions, one filing per property at its most recent year. Against that set the thresholds admit 46 percent of properties at E.5, 31 percent at E.6 and 15 percent at E.8, which is the distribution a one, two and three point structure should produce.

Climate. The same test found no evidence that properties in hot climate zones need a higher threshold. The median for properties in zones 1A, 2A, 3A and 3B was 60.7 kBtu per square foot per year, against 89.3 for everything else. A single national threshold set is therefore used, and Site EUI is not weather-normalized. A property in a heating- or cooling-dominated climate may submit Weather Normalized Site EUI as supporting information, but the claim is assessed on Site EUI.

Relationship to the ENERGY STAR national median. The ENERGY STAR national median Site EUI for Enclosed Mall is 65.7 kBtu per square foot per year. The ordinance median runs about 18 percent higher. IREM uses the ordinance median because it reflects reported performance at operating malls in recent years rather than a national survey estimate.

A caution carried into the criterion. A substantial share of records filed under the Enclosed Mall property type in public benchmarking data report Site EUI in the single digits or low teens, which no operating enclosed mall achieves. Those are landlord-controlled meters divided by

whole-property floor area. Records of that kind were excluded from the basis set, and the 95 percent data coverage declaration on the CSP Site EUI verification workbook exists to keep the same error out of CSP submissions.

Option 2A, open-air and strip shopping centers

Source. The annual environmental disclosures of publicly traded open-air retail owners. Ten were examined and three survive screening for a comparable numerator, landlord-controlled energy only, and a comparable denominator, total floor area rather than leasable area. The three screened values are 4.26, 4.22 and 3.88 kBtu per square foot per year, a median of 4.22. Peers are anonymized in published materials; IREM retains the source list and the calculations.

The Option 2A thresholds are absolute entry standards. They are not set as a percentage of that median, and IREM does not present them as one. The screened disclosures are supporting evidence that the thresholds are achievable, not the anchor the thresholds are calculated from.

The reason for the difference is the nature of the source. Reporting landlord-controlled energy is voluntary, and in practice only owners with mature sustainability programs publish it. The three screened disclosures therefore describe the better-performing part of the market, and nothing published describes the rest of it. Applying the Option 2B rule to a median of 4.22 would give thresholds of 3.80, 3.38 and 2.95. The lowest of the three screened peers is 3.88, so not one of the properties the data came from would earn even the E.5 point. A threshold set that excludes its own evidence base measures the limits of public disclosure rather than the performance of a property.

What the thresholds represent instead:

- **E.8, 3.5.** Below the lowest screened peer. A property meeting it is performing better than any of the disclosing owners in the screened set.
- **E.6, 4.5.** Just above the screened median, with a margin for the measurement uncertainty between one owner's reporting boundary and another's.
- **E.5, 5.5.** An entry point, deliberately reachable by a property that has done the basic work on exterior lighting and common-area loads but has not yet reached disclosure-grade performance. It is the one threshold in either track that no published data directly supports, because no published data describes the weaker part of this market.

Why the exterior lighting prerequisite exists. Management-controlled energy at an open-air center is dominated by exterior lighting, and the amount of it varies enormously with parking geometry and lighting vintage rather than with how well the property is run. Left unconstrained, that variance is wide enough to swamp the differences the thresholds are meant to detect. Requiring installed exterior lighting power to sit at or below the applicable code allowance narrows the spread attributable to parking geometry and vintage by roughly a factor of seven. That requirement, rather than the threshold value alone, is what makes a single national management-controlled threshold defensible.

Why the two sets must not be compared

Option 2A and Option 2B measure different quantities over the same denominator. An Option 2A figure of 4.5 and an Option 2B figure of 62.0 do not describe different levels of achievement; they describe different buildings measured in different ways. A property uses the track matching its property type and does not choose between them, and the two numbers are never presented side by side as a single figure.

Review

IREM will restate both threshold sets at least every three years. Disclosed performance in the open-air peer set has been improving by roughly 5 percent a year, so the Option 2A thresholds in particular will not represent the same level of achievement in a few years as they do today. A property recertifying must meet the thresholds in force on the date the recertification application is submitted, not the thresholds in force at original certification.

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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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