



CERTIFIED
SUSTAINABLE
PROPERTY

Assessment tool

Climate risk and opportunity assessment

IREM® Certified Sustainable Property (CSP)

Supports baseline requirement B.1 · Sustainability and climate-related risk and opportunity assessment

irem.org/csp



Before you begin

How to use this assessment

This form documents the sustainability and climate-related risk and opportunity assessment required as a baseline for the IREM® Certified Sustainable Property (CSP) certification. Complete it for the property you are certifying and keep it with your application evidence.

Every field is open for you to complete. Type directly into the shaded boxes and tick the checkboxes that apply.

Section 1: Property information

Identify the property, its type, and the areas under your management control.

Section 2: Occupants

Complete the part that matches your property type: the occupants table or the residents fields.

Section 3: Climate risk exposure

Record which climate risks are present at the property's location, the exposure level for each, and the utility, insurance, ordinance, and technology context.

Section 4: Risk management and resilience

Document your ongoing risk identification process and the risk management and resilience strategies you have employed or plan to employ.

When the assessment is complete

1. Upload the completed assessment with the CSP application.
2. Repeat the assessment at least annually to qualify the property for CSP recertification.

Section one

Property information

Identify the property and the areas under your management control.

Property type

Select the type that describes this property.

- | | |
|---|---|
| ☐ Office building | ☐ Multifamily property |
| ☐ Shopping center / retail | ☐ Industrial property |
| ☐ Healthcare facility | ☐ Senior housing |

Property name

Year built

Property address

Site description

Describe the property, its setting, and any features relevant to climate exposure.

Areas under management control

Describe the spaces, systems, and grounds you control (for example common areas, roof, mechanical plant, landscaping, parking).

Section two

Occupants

Complete the part that matches your property type. Tenant-based property types (office, shopping center / retail, industrial, and healthcare) complete the occupants table. Multifamily properties complete the residents fields. Senior housing has no occupant section to complete.

Occupants (office, retail, industrial, healthcare)

Tenant / occupant name	Commitment to sustainability	Sustainability contact

Residents (multifamily)

Target market

Describe the resident population the property is marketed to.

Special resident populations

Note any populations needing particular consideration in climate events (for example older adults, families with young children, residents with disabilities).

Section three

Climate risk exposure

Record which climate risks are present at this property's location and the level of exposure for each, then describe the utility, insurance, ordinance, and technology context.

Physical climate risks

For each hazard, tick Present if it applies at the property's location and select one exposure level. Grouping follows the TCFD acute and chronic physical-risk categories.

Physical hazard	Present	Low	Moderate	High
Acute (event-driven)				
Extreme heat / heat waves	☐	☐	☐	☐
Extreme cold / cold snaps	☐	☐	☐	☐
Extreme precipitation / heavy rainfall	☐	☐	☐	☐
Floods (riverine, pluvial, coastal storm surge)	☐	☐	☐	☐
Extreme storms (hurricanes, tornadoes, typhoons)	☐	☐	☐	☐
High winds / windstorm	☐	☐	☐	☐
Hail	☐	☐	☐	☐
Excessive snowfall / severe winter weather	☐	☐	☐	☐
Wildfires	☐	☐	☐	☐
Landslides / mudslides	☐	☐	☐	☐
Chronic (long-term shifts)				
Rising mean temperatures	☐	☐	☐	☐
Drought	☐	☐	☐	☐
Water stress / potable water shortage	☐	☐	☐	☐
Sea level rise	☐	☐	☐	☐
Coastal erosion	☐	☐	☐	☐
Land subsidence / ground movement	☐	☐	☐	☐

Physical hazard	Present	Low	Moderate	High
Permafrost thaw (Alaska markets only)	☐	☐	☐	☐
Non-climate geohazards (commonly screened)				
Earthquake	☐	☐	☐	☐
Tsunami	☐	☐	☐	☐

Other physical risks

Describe any additional physical climate risks not listed above.

Transition risks

For each transition risk, tick Applies if it is relevant to the property and select one exposure level. Categories follow the TCFD transition-risk taxonomy.

Transition risk	Applies	Low	Moderate	High
Policy and legal (regulation, carbon pricing, litigation, mandates)	☐	☐	☐	☐
Technology (low-carbon substitution, stranded equipment)	☐	☐	☐	☐
Market (shifting demand, energy price volatility, brown discount)	☐	☐	☐	☐
Reputation (stakeholder perception, changing preferences)	☐	☐	☐	☐

Other transition risks

Utilities and rates

Which utilities serve the property? Tick all that apply.

- ☐ Electricity
 ☐ Natural gas
- ☐ Water and sewer
 ☐ District steam
- ☐ District chilled water
 ☐ Heating oil / propane
- ☐ Waste / refuse collection

Other utilities

How much have utility rates changed over the past five years? Select one.

- | | |
|--|------------------------------------|
| ☐ Not tracked / unknown | ☐ Decreased |
| ☐ 0–5% | ☐ 5–10% |
| ☐ 10–25% | ☐ 25–50% |
| ☐ More than 50% | |

How much have insurance rates changed over the past five years? Select one.

- | | |
|--|------------------------------------|
| ☐ Not tracked / unknown | ☐ Decreased |
| ☐ 0–5% | ☐ 5–10% |
| ☐ 10–25% | ☐ 25–50% |
| ☐ More than 50% | |

Additional utility, rate, or insurance notes

Climate-related ordinances

For each ordinance or regulation, select whether it is in effect, planned, or not planned. U.S. requirements are tracked by the Institute for Market Transformation; benchmarking ordinances and building performance standards are the most common.

Ordinance or regulation	In effect	Planned	Not planned
Energy benchmarking and transparency ordinance	☐	☐	☐
Building performance standard (BPS)	☐	☐	☐
Building energy code / stretch code	☐	☐	☐
Audit, retro-commissioning, or tune-up requirement	☐	☐	☐
Carbon emissions limit / carbon fee	☐	☐	☐
Building electrification / gas ban or limit	☐	☐	☐
Renewable energy or solar-ready mandate	☐	☐	☐
EV charging infrastructure requirement	☐	☐	☐

Ordinance or regulation	In effect	Planned	Not planned
Embodied carbon / Buy Clean requirement	☐	☐	☐
Floodplain / stormwater / resilience requirement	☐	☐	☐
Water efficiency / drought / water-use restriction	☐	☐	☐
Waste diversion / organics recycling mandate	☐	☐	☐
Cool roof requirement	☐	☐	☐
Green roof / sustainable roofing requirement	☐	☐	☐
Tree canopy / heat island requirement	☐	☐	☐

Other ordinances

Climate-related technology

For each technology, select whether it is in place, planned, or not planned. Grouping follows the U.S. Department of Energy grid-interactive efficient building categories.

Technology	In place	Planned	Not planned
Energy management and controls			
Energy management / monitoring system (EMS)	☐	☐	☐
Building automation system (BAS/BMS)	☐	☐	☐
Smart meters and submetering	☐	☐	☐
Demand response / grid-interactive controls	☐	☐	☐
Distributed energy and electrification			
On-site solar PV	☐	☐	☐
Battery / energy storage	☐	☐	☐
EV charging stations	☐	☐	☐
Heat pumps / electrified heating and hot water	☐	☐	☐
High-efficiency HVAC	☐	☐	☐
LED lighting and controls / occupancy sensors	☐	☐	☐
Backup power / microgrid / resilience hub	☐	☐	☐

Technology	In place	Planned	Not planned
Envelope and site			
Cool roof	☐	☐	☐
Green roof	☐	☐	☐
Water			
Water leak detection	☐	☐	☐
Smart irrigation	☐	☐	☐
Resilience and safety			
Flood sensors / flood barriers	☐	☐	☐
Indoor air quality (IAQ) monitoring	☐	☐	☐
Weather and hazard early-warning system	☐	☐	☐

Other technology

Section four

Risk management and resilience

Document your ongoing risk identification process and the risk management and resilience strategies you have employed or plan to employ.

Ongoing risk-identification process

Tick each element included in the property's process for identifying climate-related risks and opportunities. Elements follow the TCFD risk-management pillar, ISO 14091, and GRESB.

Process element	Included
Climate risk screening / hazard mapping	☐
Physical climate risk modeling (third-party tools)	☐
Climate scenario analysis (NGFS; IPCC SSP/RCP)	☐
Materiality / ESG materiality assessment	☐
Property condition and resilience assessment	☐
Review of insurance loss history and claims data	☐
Energy / emissions benchmarking (ENERGY STAR Portfolio Manager)	☐
Tenant / stakeholder engagement	☐
Integration into capital planning, underwriting, and due diligence	☐
Assigned governance / oversight responsibility	☐
Regular (e.g., annual) review and update cycle	☐
Tracking of regulatory / ordinance developments	☐

Other elements of the risk-identification process

Risk management strategies

For each strategy, tick whether it is employed, planned, or not planned.

Strategy	Employed	Planned	Not planned
Alternative insurance models (loss-cost modeling, parametric, captive)	☐	☐	☐
Business continuity planning	☐	☐	☐
Climate risk / scenario analysis	☐	☐	☐
Deductible / self-insurance / captive review	☐	☐	☐
Disaster recovery / supply-chain continuity planning	☐	☐	☐
Emergency management planning	☐	☐	☐
Emergency management proptech	☐	☐	☐
Energy contract(s) to secure utility rates	☐	☐	☐
Environmental management system	☐	☐	☐
Insurance rider(s)	☐	☐	☐
Loss control inspections	☐	☐	☐
Parametric insurance	☐	☐	☐
Physical climate risk assessment (third-party)	☐	☐	☐
Portfolio-level benchmarking (benchmarking and disclosure ordinances)	☐	☐	☐

Other risk management strategies

Which additional risk management strategies are feasible for this property?

Resilience strategies

For each strategy, tick whether it is employed, planned, or not planned.

Strategy	Employed	Planned	Not planned
Backup power	☐	☐	☐
Backup water supply / storage	☐	☐	☐
Bioretention / rain gardens / detention basins	☐	☐	☐
Cool surfaces	☐	☐	☐
Defensible space / fire-resistant landscaping	☐	☐	☐
Dry floodproofing (sealing, flood vents)	☐	☐	☐
Elevated mechanical systems	☐	☐	☐
Firebreaks	☐	☐	☐
Flood barriers	☐	☐	☐
Grade elevation / elevated site access	☐	☐	☐
Ignition-resistant exterior materials	☐	☐	☐
Impact-resistant / hardened materials	☐	☐	☐
Native / drought-tolerant plantings	☐	☐	☐
New stormwater management infrastructure / maintenance of existing	☐	☐	☐
New vegetation for shading	☐	☐	☐
Passive solar features	☐	☐	☐
Permeable pavement / pavers	☐	☐	☐
Prescribed burns	☐	☐	☐
Resilience hub / community shelter capability	☐	☐	☐
Strategic building orientation	☐	☐	☐
Strategic evacuation / access routes	☐	☐	☐
Tree canopy maintenance	☐	☐	☐
Vegetation / fuel management	☐	☐	☐

Strategy	Employed	Planned	Not planned
Water reuse / rainwater harvesting	☐	☐	☐
Wet floodproofing	☐	☐	☐
Wind-resistant construction / roof tie-downs	☐	☐	☐
Zone of non-combustible material around property	☐	☐	☐

Other resilience strategies

Which additional resilience strategies are feasible for this property?

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