



Position Statement

Energy Efficiency, Water Conservation and Sustainability in Commercial Buildings

POSITION

BOMA leads the real estate industry in promoting voluntary efforts to improve energy efficiency and sustainability for commercial properties. To that end, BOMA encourages real estate owners and managers to continually strive to improve energy efficiency, understand state and federal incentive programs for energy retrofits, and collect building data that will assist in making informed decisions on energy usage. Further, we encourage owners to take an active role in implementing responsible consumption practices that are environmentally and economically sustainable using proven technologies and procedures.

BOMA/GLA will support efforts to reduce energy consumption in California but only if they set out achievable goals in a reasonable timeline, include funding mechanisms from the state or municipalities, and arise out of a legitimate stakeholder process.

Further, BOMA/GLA recognizes that water security and supply is one of the most important issues facing commercial property owners in Southern California. BOMA/GLA support efforts at the state and local levels to increase water security and maintain supply for Southern California.

BACKGROUND

BOMA/GLA has long been a leader in promoting energy efficiency and sustainability. In the late 90's, we obtained millions of dollars in low-cost loans for members to use for energy retrofits, and worked with the janitorial union to develop more efficient cleaning standards. Our SCE Energy Award (now the Earth Award) recognizing efficient buildings is in its 8th year. We have also collaborated with organizations throughout the L.A. area to provide the most up-to-date information on energy management technologies and tools to assist owners. In 2007, BOMA/GLA launched a Sustainability Committee, which provides cutting-edge information through the annual sustainability seminar as well as the website and bulletins. We also work closely with representatives from Southern California Edison and LA Department of Water and Power to promote energy and water efficiency.

At the state level, BOMA California plays an integral role in implementing many "green building" measures, including mandatory energy benchmarking and mandatory recycling



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legislation. We also provide important real-world data to policy makers to increase their understanding of the effect of strict measures on commercial buildings. We support voluntary measures that encourage owners to invest in technologies that will reduce their fuel consumption and increase their energy efficiency.

At the national level, BOMA International continues to press for rebates that assist owners in investing in new building systems. They have partnered with EPA's Energy Star program to encourage the benchmarking of all commercial buildings and sharing of data with EPA. A model Energy Performance Contracting Toolkit is available to assist members, and a multitude of "green" articles and links are provided on their website.

BOMA's actions at all levels have already significantly increased our industry's energy efficiency and sustainability, and we will continue to be THE information resource for both owners and policy makers alike.

With respect to water conservation and water policy, BOMA/GLA has worked for many years with local water agencies, including LA Department of Water and Power and the Metropolitan Water District, highlighting ways to conserve water both indoors and outdoors. BOMA/GLA's Sustainability Committee developed a water efficiency checklist and has encouraged owners to take the Water and Waste Challenge (W2) launched by BOMA International. BOMA/GLA has backed the California Water Fix and is working with Los Angeles County to ensure a storm water ordinance is fair and balanced for all County residents and businesses.