Tenant Efficiency Guide

This document serves as a guide to delivering quantitative energy efficiency and sustainability initiatives throughout ESRT's tenant spaces.

Interior Load Reduction

Lighting

- Ensure lighting controls are commissioned

- Ensure vacancy sensors, daylight dimming, and dimming and tuning remain in working order and are not overridden

- Utilize LED lighting

Plug Load

- Turn off/unplug all non-critical loads after working hours; consider software, outlet, circuit based or time clock controls

- Switch to group printers and eliminate individual printers

- When purchasing new products, choose products that carry the EPA'S ENERGY STAR Label (printers, laptops, pantry and A/V equipment, and servers all apply!)

- Ensure all equipment and appliances are programmed and set to the most efficient sleep and hibernate power management settings

HVAC

- Set temperatures at 68⁰ during winter months and 72⁰ during summer months

- Perform commissioning and retro-commissioning of HVAC systems

- Enclosed spaces (offices, conference rooms) should have HVAC systems that respond to occupancy sensors and CO_2

- Choose blinds that let in light while keeping out radiant heat in the summer

Materials

- Purchase VOC free and healthy materials (Declare, C2C, Red List Free are options) for construction projects, moves, adds, and changes (paint, carpet, etc.)

Indoor Environmental Quality

- Install upgraded air filtration/air purification technologies to reduce and eliminate contaminants

- Specify and install low-emitting (low or no Volatile Organic Compounds) adhesives, sealants, paints, coatings, flooring systems, composite wood and agrifiber products, systems furniture and seating for refurbishment or minor alterations and maintenance.

- Design and build to offer occupants control of lighting and temperature