

BBAK's Green Lodging Certification

3 Levels of Member Achievement

An Overview

BBAK's Green Lodging Certification Program (GLCP) enables its members to be certified at 3 different levels of achievement: a SINGLE LEAF entry level recognizes those with a strong foundation of sustainable practices; a DOUBLE LEAF level for those that have substantially reduced their environmental impact and practice at the leadership level of sustainable practices; and a TRIPLE LEAF level to recognize those who are moving the bar of leadership and practicing the top levels of sustainability.

Key Areas of the GLCP Standard

The specific criteria in this standard cover I. Communication and Education, II. Waste Reduction, Reuse, and Recycling, III. Water Conservation, IV. Energy Efficiency, Conservation, and Management, V. Indoor Air Quality, VI. Hazardous Substances, and VII. Environmentally sensitive purchasing policy.



SINGLE LEAF Entry Level

Communication & Education

- As your B&B's Green Champion discuss, plan, and execute environmental initiatives at your property.
- Clearly communicate environmental initiatives – internally and externally
- Become Educated and Informed on environmental, green lodging initiatives

Waste Minimization

- Establish recycling program for guests and staff recycling all materials accepted locally
- Use refillable amenity dispensers or smallest practical in recyclable containers, donate used amenities
- Set printer/copier default on double-sided
- Avoid single-use products, purchase in bulk, especially concentrated cleaning products
- Where applicable: donate leftover food, minimize disposable foodservice items

Energy Efficiency, Conservation and Management

- When equipment is replaced, upgrade to energy efficient models for the following equipment:
- Office and Room Equipment: fax machines, copiers, printers, computers, monitors, televisions, video players/ recorders, etc.

- HVAC Equipment: chillers, packaged terminal air conditioners, central air conditioners, central heat pumps, split ductless heat pumps, geothermal heat pumps, water heaters, etc.
- Kitchen Equipment (where applicable): freezers, refrigerators, cooktops, ovens, dishwashers
- Laundry Equipment: boilers, washers, dryers, extractors
- Use energy-efficient lighting or have a plan to replace existing
- Perform preventative maintenance on HVAC, in-room units and kitchen and laundry appliances

Management of Fresh Water Resources

- Use 2.2 gpm faucets and aerators, 1.6 gpf toilets and 2.5 gpm showerheads or have a plan to replace current fixtures within 2 years
- Use plants and trees tolerant to local conditions and natural water available. Control time and location limitations on watering
- Offer towel and/or linen reuse option to guests
- Where applicable, set laundry and dishwashing equipment on coolest effective setting and fill to capacity

Waste Water Management

- Use environmentally preferable laundry and cleaning products

Indoor Air Quality

- Develop a plan for providing for and improving the indoor air quality of the facility
- Eliminate any cause of mold and mildew
- Use environmentally preferable cleaners, whenever feasible
- Properly maintain heating, ventilation and air conditioning (HVAC) systems

Hazardous Substances

- Have adequate and secure storage for chemicals with water available, drains and ventilation

Environmentally and Socially Sensitive Purchasing Policy

- Establish a “Green Practices” purchasing policy:
 - Include EPP in dealings with suppliers
 - Consider life-cycle costs in purchasing decisions
 - Evaluate and test green options
 - Make policy available to public
- Use environmentally preferable paper or sanitary paper products
- Use quality, repairable durable goods
- Find and use suppliers that take back packaging and other recyclable materials
- Minimize use of products with packaging that isn’t reusable or recyclable

Labeling Requirements

- BBAK’s Green Lodging Certification SINGLE LEAF Icon may appear in all BBAK Marketing (Member Directory and Website), onsite at the B&B, and on promotional materials as deemed appropriate



DOUBLE LEAF Level

All criteria at the SINGLE LEAF level with the addition of:

Communication & Education

- Advertise and offer information on local eco-tourism options
- Publicly communicate environmental initiatives through advertising materials and Web resources
- Provide a means for guests and employees to evaluate the facility's environmental practices
- Seek ongoing educational opportunities regarding environmental, green lodging initiatives

Waste Minimization

- Establish recycling and/or composting program for food waste for guests and staff, and yard waste

Energy Efficiency, Conservation and Management

- When windows are replaced, upgrade to energy efficient models. Use window film where climate appropriate
- Install programmable timers and sensors for lighting and HVAC in low traffic areas

Management of Fresh Water Resources

- Sweep or use gray water when cleaning sidewalks, drives, etc.

Waste Water Management

- Only use chlorinated chemicals (minimum amounts) when alternatives aren't available
- Use environmentally preferable dishwashing products
- Look for organic pesticides, fertilizers & biocides

Hazardous Substances

- Replace hazardous substances with alternatives, maintain accurate inventory
- Clearly mark all chemicals, check for leaks and use spill containment measures
- Use environmentally preferable paint

Indoor Air Quality

- Properly vent areas, such as kitchens and laundries that have inherent indoor air quality issues
- Use environmentally preferable cleaners, whenever feasible.
- Regularly test for hazardous substances such as radon, carbon monoxide, lead and asbestos
- Eliminate or reduce the use of deodorizers, chlorofluorocarbon (CFC) products and aerosols in guest rooms, common areas and office spaces.

Environmentally and Socially Sensitive Purchasing Policy

- Develop environmental mission and purchasing targets
- Evaluate and modify policy regularly
- Use environmentally preferable paper and sanitary paper products
- Buy low VOC building and maintenance products where available
- Use suppliers that are environmentally responsible (e.g., alternative fuel taxis, bicycle rentals, landscaping service)

Labeling Requirements

- BBAK's Green Lodging Certification DOUBLE LEAF Icon may appear in all BBAK Marketing (Member Directory and Website), onsite at the B&B, and on promotional materials as deemed appropriate



TRIPLE LEAF Level

Properties must achieve all criteria at the DOUBLE LEAF level with the addition of:

Communication & Education

- Offer tours highlighting the facility's environmental initiatives and achievements to guests and the public.
- Ongoing Training to be obtained from suppliers, vendors, local utility providers, water management districts and various other environmental specialists.
- Have a defined and documented plan for continuous Green Lodging improvement
- Any THREE of the following:
 - Set goals for energy reduction or be an ENERGY STAR Leader*
 - Pursue LEED Certification* or be an ENERGY STAR Building*
 - Use 25% renewable energy or a Green-e Member*
 - Achieve zero greenhouse gas emissions through partnerships or carbon offsets
 - Reduce solid or water by-product waste disposal by 90%
 - Meet the requirements for GS-42, Green Cleaning Standard
 - Monitor water use and use EPA WaterSense* fixtures and procedures

Indoor Air Quality

- Maintain a 100 percent smoke-free facility

Labeling Requirements

- BBAK's Green Lodging Certification TRIPLE LEAF Icon may appear in all BBAK Marketing (Member Directory and Website), onsite at the B&B, and on promotional materials as deemed appropriate

RESOURCES

ENERGY STAR Leaders: Those ENERGY STAR partners who demonstrate continuous improvement organization-wide.

http://www.energystar.gov/index.cfm?c=leaders.bus_leaders

ENERGY STAR Building: Buildings achieving a rating of 75 or higher and professionally verified to meet current indoor environment. http://www.energystar.gov/index.cfm?c=new_bldg_design.new_bldg_design_guidance

USGBC LEED: A third-party certification program for the design, construction and operation of high performance green buildings

<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>

GREEN-E: A voluntary certification program for renewable energy

http://www.green-e.org/getcert_re.shtml

GS-42: Green Seal Environmental Leadership Standard for Commercial Cleaning Services

http://www.green Seal.org/certification/cleaning_services_gs_42.pdf

EPA WaterSense: Products that carry the WaterSense label meet criteria for water efficiency and performance carry a special label.

<http://www.epa.gov/watersense/pp/index.htm>