



ENERGY STAR® CERTIFICATION FACTS AND BENEFITS

WHAT IS ENERGY STAR CERTIFICATION?

ENERGY STAR Certification proves that a building performs better than at least 75% of similar buildings nationwide. If the certificate application gets approved by the EPA, the building receives an ENERGY STAR Certified decal, displayed on the front entrance of the building. ENERGY STAR certified buildings are also publicly listed on the ENERGY STAR website.

WHO IS ELIGIBLE FOR ENERGY STAR CERTIFICATION?

Buildings become eligible for ENERGY STAR certification if they've been benchmarked through the ENERGY STAR Portfolio Manager and received a score of 75 or higher, on a scale of 1 – 100. The ENERGY STAR score accounts for differences in operating conditions, regional weather data, and other important considerations. Many types of buildings are eligible for an ENERGY STAR score.

HOW DO YOU APPLY FOR ENERGY STAR CERTIFICATION?

A Licensed Architect or a Professional Engineer must do a site visit and conduct four tests in various areas of the building. These tests include:

1. Ventilation for indoor air quality: ensuring good air quality & proper ventilation
2. Acceptable Thermal Environmental Conditions: comfortable conditions in various spaces of the building
3. Adequate Illumination: verifying that lighting meets foot candle standards
4. Audit of all Benchmarking information

WHEN DOES ENERGY STAR CERTIFICATION EXPIRE?

ENERGY STAR Certification is valid for one year. The ENERGY STAR Certified decal contains the year in which the award was received. Similarly, properties included on the ENERGY STAR Registry are listed with the year they receive the award. Certification decals may be displayed indefinitely on qualified properties. However, recipients of ENERGY STAR certification are encouraged to continue benchmarking their properties' energy use and re-apply annually to keep their certification current.

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WHY ENERGY STAR CERTIFY A BUILDING?



1. ENERGY STAR certified buildings are well positioned to respond to evolving benchmarking and performance mandates.

2. EBEWE Phase II Exemption

If you are required to comply with LA's EBEWE Ordinance:

- You will be exempt from Phase II if the building is ENERGY STAR Certified the year of the building's compliance due date.
- You will be exempt from Phase II if the building is ENERGY STAR Certified for two of the three years preceding the building's compliance due date.

3. Higher Sales Prices, Lease Rates and Lower Vacancy Rates

CLASS A BUILDINGS >50,000 SF	 		
	STANDARD LA	LA	LA
Rent / SF	\$2.93	\$3.46	\$3.66
Vacancy	14.8%	11.3%	11.7%
Sale Price / SF	\$294	\$457	\$432

Reference: 263 ENERGY STAR certified buildings data sourced from EPA ENERGY STAR Registry, and 526 LEED certified buildings data sourced from USGBC Project Directory. Data sourced from CoStar Group survey report generated March 15, 2018. Analysis by LA Better Buildings Challenge.

4. Lower Operating Costs

ENERGY STAR certified buildings use, on average, 35% less energy than similar buildings nationwide.

Certified office buildings cost \$0.50 less per sq. ft. to operate compared to their peers. In 2015, certified buildings saved an average of >\$250,000 per building.

Reference: 2007 National Technology Readiness Survey and 2009 Kelly Global Workforce Index.



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WHY ENERGY STAR CERTIFY A BUILDING? (CONTINUED)

5. ENERGY STAR certified buildings get better financing terms

Several studies on commercial mortgages find evidence of lower default risk among buildings with labels such as ENERGY STAR. As a result, these properties often secure better loan terms (longer interest-only periods) and lower interest rates (typically about 30 – 35 basis points) than similar non-labeled buildings.

6. ENERGY STAR certified buildings generate 35% fewer greenhouse gas emissions

Because they use less energy, ENERGY STAR certified buildings also contribute, on average, 35 percent fewer greenhouse gas emissions to our atmosphere. By earning the ENERGY STAR, you're joining the front lines in the fight against climate change.

7. Federal tenants can only lease space in ENERGY STAR certified buildings

If you want to lease your space to a federal tenant, your buildings must be ENERGY STAR certified. (Executive Order 13514 mandates that Federal Agencies may only lease space in ENERGY STAR certified buildings.)

8. 75% of millennials want to work for an environmentally responsible organization

People prefer to work for organizations whose values match their own. According to a 2016 [CONE Communications study](#), 75% of millennials and 50% of non-millennials would take a pay cut to work for a more responsible company.

Reference: Top 8 Reasons to Pursue ENERGY STAR Certification. www.energystar.gov