



NAIOP commits to energy efficiency in comm'l. dev.

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The National Association of Industrial and Office Properties (NAIOP), the leading trade association for developers, owners, investors and other professionals in industrial, office and mixed-use commercial real estate, has come up with an official association policy on energy.

In a proactive approach to engage its members and the commercial development industry in advancing an economically prosperous and sustainable built environment, NAIOP commits to:

Encourage the real estate development industry to employ every technically feasible, cost-effective, sustainable strategy available to increase energy efficiency of new and existing buildings, and to employ cleaner, low carbon energy alternatives (including onsite energy), wherever possible.

Advance public policies that accelerate ongoing energy efficiency and sustainability gains; support cleaner (including onsite) energy alternatives; and promote, wherever practical, less carbon intensive transportation options to and from buildings.

Engage in educational programs, seminars and conferences to help employ best practices for energy efficient development.

"NAIOP's continued leadership in sustainable development and energy efficiency demonstrates its strong commitment to preserve and protect our environment while ensuring that the development industry remains prosperous," said Alan Beaudette, senior vice president of Harsch Investment Properties and 2008 NAIOP chairman. "NAIOP and its members understand that reducing energy usage within the development process and lifecycle of the building is not only a responsibility we have to our industry, communities and our tenants, but a practice that makes good business sense."

Energy Consumption Today

Energy consumption in commercial buildings has improved by 25% in the past 30 years, despite the significant increase of computers and other office technologies.

Data from the Department of Energy and the U.S. EPA shows that the commercial building sector accounts for 4% of the direct CO₂ emissions (from onsite energy combustion) and 12% of indirect CO₂ emissions (emissions released at power plants as a by-product of providing electrical energy to buildings and their occupants).

NAIOP's Commitment and Resources

Toward its efforts of reduced energy use by commercial development, NAIOP commits to working with local, state and national policy makers to support and implement specific initiatives and

development practices.

Among those listed in the entire statement include the following key objectives for policy makers (all objectives are available on the Energy Statement), with whom NAIOP will work with thoroughly to:

*Support energy efficiency incentives for new and existing buildings through R&D and local, state and federal tax provisions; encourage construction of more energy efficient sustainable buildings through robust incentives, such as priority building permit review, improved tax treatment and zoning density bonuses.

*Allow for real estate to participate directly or indirectly in greenhouse gas "Cap and Trade" markets in a way that recognizes, where appropriate, past and current energy conservation efforts.

*Support accelerated development of and increased access to cleaner, more efficient and lower carbon fuels, including on-site or distributed generation and "net metering."

"Increased energy efficiency and better use of non-carbon based fuels are critical and can produce reduced CO2 emissions," said Thomas Bisacchino, NAIOP president. "These efficiencies can be achieved through a combination of forward-thinking building development, retrofits, operational practices and positive incentive based changes in public policy."

The Energy Policy follows NAIOP's Policy on Sustainable Development, which was announced in September 2007. That statement calls on NAIOP members "to employ every usable, cost-effective, sustainable strategy available."

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