



WESCO's Green Lease Guidelines for Prospective Facilities

As part of WESCO's commitment to energy efficiency and environmental responsibility, we are working to improve the energy and environmental performance of our building portfolio. As part of this effort, we are requiring that facilities that WESCO leases include energy-efficient heating, cooling, lighting, and structural components, as well as water-efficient fixtures and the opportunity for a strong recycling program.

The following are the attributes WESCO will look for in new building leases or existing building lease renewal.^{1 2}

1. Energy performance. Building should be in the top 30% of building energy efficiency performance, according to CBECS³ and ENERGY STAR Portfolio Manager.⁴

- For existing buildings, the building owner should provide 12 months of utility data so WESCO can evaluate energy intensity of facility.
- For new buildings, the building owner should provide anticipated energy intensity from energy model performed on facility.
- Best practice is the building owner would benchmark building in ENERGY STAR portfolio manager and be able to provide ENERGY STAR score. www.energystar.gov
- Better practice is the building would achieve ENERGY STAR-labeled status, with a score in the top 25% of buildings.

2. All warehouse and office lighting should be 32-watt T8 or better. If lighting is not 32-watt T8 or better, upgrade the lighting and controls in the facility, including the following:

- Replace any T-12 fluorescent, 400-watt metal halide, or High Pressure Sodium interior lights with either T-8 or T-5 fluorescent bulbs, ballasts and fixtures.
- Office lights should be at least 32-watt T-8 Fluorescent or better.⁵
- Warehouse lights should be 32-watt T8, 28-watt T5, or 250-watt efficient metal halide or better.⁶

¹ The following required green lease elements have been integrated into WESCO's official leasing specifications. The recommended green lease criteria are optional for leases, and intended as guidance for WESCO agents looking to identify the most sustainable facilities.

² If buildings is LEED certified, they would not need to meet any of the requirements except requirement #2.

³ Commercial Building Energy Consumption Survey (CBECS) 2003, <http://www.eia.gov/emeu/cbecs/>

⁴ If building is over one year old, it needs to meet ENERGY STAR score requirement. If new building, build-out lease, or "build to suit", building energy modeling should meet energy intensity commensurate with ENERGY STAR criteria.

⁵ "Better" would be 28 or 25-watt T8 or a LED lighting system.

- Outdoor lights should be on a timer or have operable photo sensor technology, and should be efficient 120W or 250W metal halide or other HID or better depending on location and use.⁷
- The most efficient prospective facilities will be using LED for some of their lighting opportunities.

3. All warehouse and office lighting should have automatic lighting controls. If facility does not have lighting controls, add them before occupancy:

- Warehouse lighting should be controlled by motion sensors⁸.
- All offices, conference rooms, and bathrooms should have motion sensors.
- The most energy-efficient locations would have both photo sensors and dimmable ballasts for lamps near windows and skylights.

4. All HVAC equipment 10 years or older should be upgraded before occupancy, unless current HVAC equipment meets or exceeds 13 SEER.

- Any HVAC equipment more than 10 years old should be replaced with ENERGY STAR equipment manufactured in the last 5 years with a SEER rating of 13 or better (as required by law in all new HVAC equipment).
- HVAC controls should include programmable thermostats with automated nightly and weekend setback controls. Best facilities will have web-enabled thermostats.

5. Upgrade warehouse heating (if any)

- Any warehouse heating more than 20 years old should be upgraded.
- Any new heating equipment should be efficient (ENERGY STAR compliant, if possible) gas heat or infrared gas or electric heat.

6. Water consumption

- Install water heaters in bathrooms/kitchen that are ENERGY STAR-certified.
- Ensure water heaters are appropriately sized for their function – It is recommend that for bathrooms and kitchens, water heaters should be 20 gallons or less or use point-of-use electric water heating systems.
- Install .5 or 1 gallon-per-minute sink aerators on bathroom sinks.

7. Waste and recycling

- In states, cities, and municipalities where recycling is available, ensure that the building provides WESCO with the ability to recycle cardboard, plastic, glass, and aluminum.

⁶ “better” in this case would be more efficient T8, T5, or Metal Halide than that specified above.

⁷ “better” in this case would be lower wattage metal halide or HID, or LED.

⁸ If motion sensors are not efficient in some high-traffic areas of the warehouse, WESCO may work to keep these lights on a switch or timer.

The following sustainability characteristics are preferable but not required of new leases:

- Provide low-flow urinals, toilets, kitchen sinks.
- Reduce or remove any landscape irrigation – replace with drought-resistant native plant species.
- Provide a low-albedo or white roof for facility.
- Provide HVAC controls that allow for remote, web-based control of temperature set points and schedule.
- Work with WESCO to explore opportunities for on-site wind and/or solar at the facility.
- Insulate all warehouses that have heating and/or cooling.
- If office is contained within the warehouse and the office has heating and cooling and warehouse does not, insulate office ceiling and walls.
- Use green-certified paints, sealants, flooring, carpet, adhesives, and coatings.
- If providing furniture, WESCO prefers furniture that includes post-consumer recycled content, locally sourced materials, FSC-certified wood products, and low-VOC furniture.

WESCO is open to working with landlords to help their facilities meet these green lease standards. If you have any questions or concerns about this guidance, please speak with your WESCO point-of-contact or contact sustainability@wesco.com to connect with the appropriate WESCO specialists on this policy.