



GS-33

**GREEN SEAL™ STANDARD FOR
HOTELS AND LODGING PROPERTIES**

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Green Seal, Inc. • 1001 Connecticut Ave. NW, Ste 827 • Washington, DC USA 20036-5525
(202) 872-6400 • FAX (202) 872-4324 • www.greenseal.org

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THE MARK OF ENVIRONMENTAL RESPONSIBILITY

GREEN SEAL

Green Seal is a non-profit organization whose mission is to use science-based programs to empower consumers, purchasers, and companies to create a more sustainable world. Green Seal sets leadership standards that aim to reduce, to the extent technologically and economically feasible, the environmental, health, and social impacts throughout the life-cycle of products, services, and companies. The standards may be used for conformity assessment, purchaser specifications, and public education.

Green Seal offers certification of products, services, and companies in conformance with its standards. For additional information on Green Seal or any of its programs, contact:

Green Seal
1001 Connecticut Avenue, NW, Suite 827
Washington, DC 20036-5525
(202) 872-6400 • FAX (202) 872-4324
greenseal@greenseal.org
www.greenseal.org

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FOREWORD

Edition. This version is Edition 5.2 from February 20, 2014 and replaces Edition 5.1 from July 12, 2013. This revision includes substantive changes.

General. The final issued standard was developed in an open and transparent process with stakeholder input that included properties, users, and general interests.

The requirements in the standard are based on an assessment of the environmental, health, or social impacts associated with the products, services, or organizations covered in the scope of the standard. These requirements are subject to revision, and generally cover aspects above and beyond regulatory compliance. This standard neither modifies nor supersedes laws and regulations. Any conformity assessment to this standard requires compliance with all applicable laws and regulations for the provision of and marketing of lodging services.

Provisions for safety have not been included in this standard, since they are supervised by regulatory agencies. Adequate safeguards should be employed for all for personnel and property, and for all tests that involve safety considerations.

Products, services, or organizations that are substantially similar to those covered by this standard in terms of function and life cycle considerations may be evaluated against the intent of the requirements of this standard, accounting for relevant differences between the intended scope of the Standard and the actual product, service, or organization to be evaluated.

This standard may not anticipate a feature of the service that may significantly, and undesirably, increase its impact on the environment, health, or society. In such a situation, Green Seal will ordinarily amend a standard to account for the unanticipated environmental, health, or societal impacts.

Normative references (e.g., other standards) in this standard intend to refer to the most recent edition of the normative reference. Test methods may be required for product evaluation. Unless explicitly stated that a specified method is the only acceptable one, the intent of the standard is that an equivalent test method may be accepted at Green Seal's sole discretion.

Certification to this standard shall be awarded only by Green Seal, or, with Green Seal's explicit written permission, by a third-party certification program conducting on-site audits.

Disclaimer of Liability. Green Seal, as the developer of this standard, shall not incur any obligations or liability for any loss or damages, including, without limitation, indirect, consequential, special, or incidental damages, arising out of or in connection with the interpretation or adoption of, reliance upon, or any other use of this Standard by any party. Green Seal makes no express or implied warranty of merchantability or fitness for a particular purpose, nor any other express or implied warranty with respect to this Standard.

ACRONYMS AND ABBREVIATIONS

CARB. California Air Resources Board

CFR. Code of Federal Regulations.

EPA. United States Environmental Protection Agency

EPEAT. Electronic Product Environmental Assessment Tool

HVAC. Heating, Ventilating, and Air-Conditioning

LEED. Leadership in Energy and Environmental Design (a USGBC program)

OECD. Organisation for Economic Co-operation and Development

USGBC. U.S. Green Building Council

VOC. Volatile Organic Compound

**GREEN SEAL STANDARD FOR
HOTELS AND LODGING PROPERTIES, GS-33**

1.0 SCOPE

This standard establishes environmental, health, and social requirements for properties that offer temporary lodging services, which typically include All Suites, Bed and Breakfasts, Convention Hotels, Cottages, Country Inns, Extended Stay, Full Service, Hotels, Limited Service, Lodges, Motels, Motor Inns, Resorts, and others. This standard does not include separate swimming pools, golf courses, or restaurants associated with the property. See Appendix 1 for examples of properties included in this standard.

This standard has three levels under which a lodging property may apply for certification. Bronze is an entry level that contains essential leadership elements of a lodging operation. Silver is a more comprehensive level established for leadership operations. Gold adds additional criteria characterizing properties that are at the forefront of environmental leadership. Properties entering at Bronze have 36 months (3 years) from the date of Bronze certification to progress to Silver. Failure to progress to Silver in the timeframe specified will result in loss of certification. Properties at Silver are not required, but are encouraged, to progress to Gold.

Words and phrases described in the standard that appear in *italics* have a corresponding definition located in the Definitions section of the standard, Annex A.

The terms “hotel” and “lodging property” are used interchangeably and are meant to encompass all services included in the scope of the standard.

2.0 ENVIRONMENTAL REQUIREMENTS

2.1 WASTE MINIMIZATION, REUSE AND RECYCLING

2.1.1 Recycling Program. The property shall establish a recycling program and track its implementation.

BRONZE	SILVER	GOLD
<p>2.1.1.1 Materials that are <i>cost-effective</i> for the property to recycle shall be included in the program (See Appendix 3 for examples).</p>		
<p>2.1.1.2 Clearly labeled sorting containers shall be placed adjacent to trash containers in appropriate areas where these materials are collected and stored, with access for both</p>		

<p>customers/guests and staff¹.</p> <p>2.1.1.3 Records shall be kept for the monthly or quarterly totals of recycled materials, in order to measure effectiveness and provide evidence of tracking.</p> <p>2.1.1.4 Aerosol cans shall be recycled if they are accepted for recycling by the community recycling program.</p>

See Appendix 2 for Best Practices

The records shall summarize how much material was recycled for the entire property during the tracking period: records of individual collections (e.g., invoices from waste management companies) shall be aggregated into monthly or quarterly amounts.

2.1.2 Composting Program.

BRONZE	SILVER	GOLD
No requirement.	<p>2.1.2.1 The property shall compost food and yard waste through local operations, where available and <i>cost effective</i>.</p> <p>2.1.2.2 Clearly marked sorting containers shall be placed in areas where compostable waste is collected and stored.</p>	

2.1.3 Refillable Amenities.

BRONZE	SILVER	GOLD
No requirement.	<p>2.1.3.1 The property shall (a) use refillable amenity dispensers rather than individual containers for shampoo, conditioner, soap, lotion, etc., where possible</p> <p>OR</p> <p>(b) demonstrate that the individual containers it has chosen are</p> <ul style="list-style-type: none"> ○ the smallest practical size (see below) for the guests' length of stay <p>AND</p> <ul style="list-style-type: none"> ○ packaged in recycled or recyclable materials, using minimal amounts of packaging. <p>2.1.3.2 Partially-used packages of amenities shall be donated to charity or recycled, where feasible.</p>	

¹ e.g., near vending machines or elevators, lobby, inside or outside of conference rooms, front desk, back of house, employee lounge, kitchen, service areas, etc.

	<p>The following sizes are considered practical, unless the property can demonstrate otherwise:</p> <table border="1"> <tr> <td>Facial soap</td> <td>¾ – 1 oz</td> <td>20 – 30 g</td> </tr> <tr> <td>Bar soap</td> <td>1 – 1.25 oz</td> <td>28 – 35 g</td> </tr> <tr> <td>Bath soap</td> <td>1.25 – 1.75 oz</td> <td>35 – 50 g</td> </tr> <tr> <td>Bottles</td> <td>1 – 1.5 fl.oz</td> <td>30 – 55 mL</td> </tr> </table>		Facial soap	¾ – 1 oz	20 – 30 g	Bar soap	1 – 1.25 oz	28 – 35 g	Bath soap	1.25 – 1.75 oz	35 – 50 g	Bottles	1 – 1.5 fl.oz	30 – 55 mL
Facial soap	¾ – 1 oz	20 – 30 g												
Bar soap	1 – 1.25 oz	28 – 35 g												
Bath soap	1.25 – 1.75 oz	35 – 50 g												
Bottles	1 – 1.5 fl.oz	30 – 55 mL												

2.1.4 Double Sided Printing.

BRONZE	SILVER	GOLD
<p>2.1.4.1 The default setting for copying shall be double-sided.</p> <p>2.1.4.2 Paper printed only on one side shall be used for internal copies/printouts/notepads.</p>		

2.1.5 Food Donation.

BRONZE	SILVER	GOLD
<p>The property shall donate leftover food to a local shelter or food bank, where programs are available and where permitted by local regulatory agencies.</p>		

2.1.6 Food Service Items. The property shall minimize the use of disposable food service items².

BRONZE	SILVER	GOLD
<p>The property shall maintain records listing the services and locations where disposable items are in use, providing justification for each use of disposable items.</p>		

See Appendix 2 for Best Practices.

Plastic or paper cups may be permitted in guest room bathrooms due to the risk of breakage.

2.2 ENERGY EFFICIENCY, CONSERVATION AND MANAGEMENT

2.2.1 Energy-Consuming Devices.

BRONZE	SILVER	GOLD
<p>The property shall maintain a list of energy-consuming devices, including guest-room equipment, office electronics, HVAC systems, and kitchen and laundry equipment.</p>		

See Appendix 2 for Best Practices.

² e.g., hot/cold cups, glasses, cutlery, bowls, and plates.

2.2.2 Indoor Lighting. The property shall meet either 2.2.2.1 or 2.2.2.2:

BRONZE	SILVER	GOLD
<p>2.2.2.1 All indoor lighting shall be <i>energy-efficient</i>.</p> <p>OR</p> <p>2.2.2.2 The property shall implement a replacement schedule for indoor lighting:</p> <ul style="list-style-type: none"> • All indoor lighting shall be on a schedule for replacement with <i>energy-efficient</i> lighting, to be completed within five years from the first date of certification to this standard. Priority shall be given to the replacement of lights that are typically on for 24 hours/day³, followed by lights typically on for 8+ hours/day⁴. • The property shall maintain records of all indoor lights that are not <i>energy-efficient</i> and their schedule for replacement. 		

Lighting fixtures that are clearly historic in nature, specialty light fixtures (e.g., display or accent lighting), or dimmable lighting may be exempt from this requirement if the property can demonstrate that the available options are not compatible, not *cost-effective*, or do not provide satisfactory performance.

2.2.3 Appliances and Heating, Ventilation, and Air Conditioning (HVAC) Systems.

BRONZE	SILVER	GOLD
<p>The property shall implement a regular preventative maintenance⁵ schedule for HVAC systems, in-room air conditioning units, and appliances for kitchen and laundry (for both the facility and the guests). This schedule shall be appropriate for each type of equipment and intended to ensure its proper operation.</p>		

2.2.4 Climate and Lighting Control.

BRONZE	SILVER	GOLD
No requirement.	On/off timers or sensors shall be used for lighting and HVAC in low traffic and low occupancy areas ⁶ .	

See Appendix 2 for Best Practices.

2.2.5 Indoor Air Quality. [Reserved]

³ e.g., hallways, exit signs, lobby lights, etc.

⁴ e.g., restrooms, staff offices, meeting rooms, etc.

⁵ e.g., cleaning and changing of filters, cleaning of coils, leak checks, clearing obstructions from air vents and intakes, etc.

⁶ e.g., back of the house, corridors, meeting rooms, storage rooms, equipment rooms, etc.

2.3 MANAGEMENT OF FRESH WATER RESOURCES

2.3.1 Water-Efficient Fixtures.

BRONZE	SILVER	GOLD
<p>2.3.1.1 All fixtures shall be WaterSense^{®7} labeled or have flow rates that do not exceed the following specifications:</p> <ul style="list-style-type: none"> • Faucets and aerators: 2.2 gpm or less • Showerheads: 2.5 gpm or less • Toilets: 1.6 gpf or less <p>2.3.1.2 Existing showerheads, faucets, and aerators that exceed these flow rates shall be on a schedule for replacement to be completed within two years from the first date of certification to this standard.</p> <p>2.3.1.3 Existing toilets that exceed these flow rates shall be replaced in conjunction with major room renovations. The property shall maintain records of the schedule for these major renovations.</p>		

See Appendix 2 for Best Practices.

Some faucets may be exempt from this requirement, where the property can demonstrate that high flows are required (e.g., for filling pots, sinks, or bathtubs).

Higher flow toilets may be exempt from this requirement if the plumbing infrastructure will not function adequately with lower flow rates.

2.3.2 Landscaping and Irrigation. When new plants are added to exterior areas, the property shall plant only those species of trees and other vegetation that require minimal irrigation.

BRONZE	SILVER	GOLD
<p>2.3.2.1 The property shall maintain records showing that all trees and other plant species that it plants outdoors are:</p> <ul style="list-style-type: none"> • native to the area. <p>OR</p> <ul style="list-style-type: none"> • tolerant of local climate, soils and natural water availability. <p>2.3.2.2 Grasses that require irrigation shall be planted only in areas that are accessible to guests.</p> <p>2.3.2.3 Irrigation practices shall include water-saving procedures. The minimum requirements are:</p> <ul style="list-style-type: none"> • using soaker hoses or drip irrigation for plant beds. 		

⁷ www.epa.gov/watersense/

- | |
|---|
| <ul style="list-style-type: none"> • mulching plants to retain water. • watering plants in the early morning or at night to minimize evaporation. |
|---|

See Appendix 2 for Best Practices.

Alternative irrigation practices may be substituted if they are shown to save comparable amounts of water.

2.3.3 Groundskeeping.

BRONZE	SILVER	GOLD
No requirement.	Hard surfaces such as sidewalks, drives, or parking lots shall not be washed down with potable water. Alternative methods shall be used, such as sweeping, cleaning with machines that recycle the wash water, or other options that minimize water use.	

2.3.4 Towel and Linen Reuse Program.

BRONZE	SILVER	GOLD
The property shall offer multiple-night guests the option to reuse towels and linen.		

See Appendix 2 for Best Practices.

An exception may be permitted if the property can demonstrate that this option is not *cost-effective*.

2.3.5 Washing Capacity.

BRONZE	SILVER	GOLD
The property shall ensure that washing machines, dryers, and dishwashers are filled to the recommended capacity for each cycle, and that the coolest effective water temperature is used.		

2.4 HAZARDOUS SUBSTANCES

2.4.1 Minimization of Hazardous Substances (For Silver and Gold level certification):

The property shall seek to replace *hazardous* substances⁸ with less hazardous alternatives.

BRONZE	SILVER	GOLD
No requirement.	<p>2.4.1.1 The property shall maintain records of the efforts it has made to replace the <i>hazardous</i> substances it uses with less <i>hazardous</i> alternatives.</p> <p>2.4.1.2 An inventory shall be maintained of the <i>hazardous</i> materials stored on-site in order to avoid over-purchasing and</p>	

⁸ e.g., cleaning supplies, detergents, adhesives, paints, pesticides, etc.

	unnecessary storage of <i>hazardous</i> materials.
--	--

2.4.2 Storage and Mixing of Cleaning and Pool Products.

BRONZE	SILVER	GOLD
<p>2.4.2.1 All products intended for cleaning, laundry, and pool maintenance shall be stored in secure areas, and accessible only by staff.</p> <p>2.4.2.2 Any on-site mixing or dilution of these products⁹ shall be conducted in an area with a water supply, drains plumbed for the appropriate disposal of liquid waste products, and adequate ventilation.</p>		

See Appendix 2 for Best Practices.

2.4.3 Chemical Storage.

BRONZE	SILVER	GOLD
No requirement.	<p>2.4.3.1 Products intended for cleaning, dishwashing, laundry, and pool maintenance shall be stored in clearly labeled containers. These containers shall be checked regularly for leaks, and replaced as necessary.</p> <p>2.4.3.2 Spill containment devices shall be installed to collect spills, drips, or leaching of chemicals.</p>	

See Appendix 2 for Best Practices.

2.4.4 Pest Control (For Silver and Gold level certification): The property shall seek out and explore the use of Integrated Pest Management techniques, and insecticides, fertilizers, and biocides that are natural or Certified Organic.

BRONZE	SILVER	GOLD
No requirement.	Records shall be kept of the pest control techniques the property is using.	

See Appendix 2 for Best Practices.

2.5 PURCHASING

2.5.1 Environmental Purchasing Policy. The property shall establish an environmental purchasing policy, which specifies how the property will meet the following requirements.

BRONZE	SILVER: Meet the Bronze requirements, plus:	GOLD: Meet the Bronze requirements, plus:

⁹ Backflow prevention devices are typically required where there is a potential for contamination of the drinking water supply.

<p>The policy shall address the following elements or their equivalent:</p> <p>2.5.1.1 A steering committee shall be appointed, and shall include staff responsible for overseeing the writing and implementation of the Purchasing Policy.</p> <p>2.5.1.2 Environmental preferences for products and services shall be incorporated into purchasing documents and discussions with suppliers and vendors.</p> <p>2.5.1.3 <i>Energy-efficient</i> models of energy-consuming devices shall be specified and purchased.</p> <p>2.5.1.4 Preference shall be given to purchasing products in bulk and minimizing the purchase of single-use products.</p> <p>2.5.1.5 The environmental purchasing policy shall be available to the public upon request.</p>	<p>The policy shall address the following elements or their equivalent:</p> <p>2.5.1.6 The environmental purchasing policy shall be reviewed regularly, and modified if necessary, to ensure that it remains effective, feasible, and relevant.</p> <p>2.5.1.7 The property shall develop an <i>environmental mission</i>.</p> <p>2.5.1.8 The property shall set specific purchasing targets for <i>environmentally-preferable</i> products and services.</p> <p>2.5.1.9 <i>Energy-efficient</i> windows shall be specified and purchased.</p> <p>2.5.1.10 Preference shall be given to service providers who are environmentally responsible¹⁰.</p> <p>2.5.1.11 When purchasing products that typically emit VOCs¹¹, preference shall be given to products with lower VOCs.</p>
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2.5.2 Paper Products.

BRONZE	SILVER	GOLD
Implement either 2.5.2.1 or 2.5.2.2		Implement both 2.5.2.1 and 2.5.2.2

BRONZE	SILVER	GOLD
<p>2.5.2.1 Printing and Writing Paper. The property shall purchase printing and writing paper that is either <i>environmentally-preferable</i>, made from tree-free fiber, or meets the specifications outlined below.</p> <ul style="list-style-type: none"> • For letterhead, stationary, copy and printer paper, envelopes, invoices, business forms, etc.: minimum 30% <i>post-consumer material</i> content • For coated paper: minimum 10% <i>post-consumer material</i> content 		

¹⁰ e.g., landscaping, cleaning, food suppliers, pest control, laundry, pool care, dry cleaning, guest amenities, etc.

¹¹ e.g., building materials, rugs and carpets, furniture and furnishings, laminated products, adhesives, sealants, caulking compounds, and office supplies, etc.

BRONZE	SILVER	GOLD
<p>2.5.2.2 Sanitary Paper Products. The property shall purchase sanitary paper products that are either <i>environmentally-preferable</i> or meet the specifications outlined below:</p> <ul style="list-style-type: none"> • Napkins and paper towels: minimum 40% <i>post-consumer material</i> content • Toilet tissue: minimum 20% <i>post-consumer material</i> content • Facial tissue: minimum 10% <i>post-consumer material</i> content 		

2.5.3 Cleaning, Laundry, and Dish Products.

BRONZE	SILVER: Meet the Bronze requirements, plus:	GOLD: Meet the Bronze requirements, plus:
<p>2.5.3.1 Laundry detergents and cleaning products intended for general purpose, glass, floor, restroom, carpet extraction and carpet pre-spray cleaning shall be <i>concentrated</i> and either</p> <ul style="list-style-type: none"> • <i>Environmentally-preferable,</i> <p>OR</p> <ul style="list-style-type: none"> • <i>non-phosphate, nontoxic, and biodegradable.</i> 	<p>2.5.3.2 The property shall demonstrate that cleaning products and laundry and dish detergents that contain chlorine bleach are used only where less toxic alternatives are not available, and then only in minimal amounts.</p> <p>2.5.3.3 The property shall use automatic dishwashing detergents that are either</p> <ul style="list-style-type: none"> • <i>environmentally-preferable,</i> <p>OR</p> <ul style="list-style-type: none"> • <i>biodegradable, do not contain nitrilotriacetic acid, and are not formulated with chlorine bleach.</i> <p>2.5.3.4 General purpose cleaning products shall contain less than 10% <i>VOCs</i> by weight.</p>	

If disinfecting restroom cleaners are used, they may be exempted from the *biodegradable* requirement if the property can demonstrate that there is no practicable *biodegradable* alternative.

2.5.4 Paints.

BRONZE	SILVER	GOLD
No requirement.	<p>2.5.4.1 The property shall purchase <i>architectural paints</i> that are either <i>environmentally-preferable</i> or meet the following requirements:</p> <ul style="list-style-type: none"> • The <i>VOC</i> content of the paints shall not exceed the following limits: <ul style="list-style-type: none"> ○ Interior Flat: 50 g/l; ○ Interior Non-Flat: 150 g/l; ○ Exterior Flat: 100 g/l; ○ Exterior Non-Flat: 200 g/l; ○ Anti-Corrosive All Finishes: 250 g/l. • The paints shall not contain any of the following heavy metals or toxic 	

	<p>organic substances¹²:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> • antimony • cadmium • hexavalent chromium • lead • mercury • acrolein • acrylonitrile • benzene • 1,2-dichlorobenzene • ethylbenzene </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> • formaldehyde • isophorone • methylene chloride • methyl ethyl ketone • methyl isobutyl ketone • naphthalene • phthalate esters • toluene (methylbenzene) • 1,1,1-trichloroethane • vinyl chloride </td> </tr> </table> <p>2.5.4.2 The property shall maintain an inventory for all <i>architectural paints</i>, including product name, manufacturer, and sheen (e.g., flat, eggshell, etc.).</p> <p>2.5.4.3 Non-compliant paints shall be removed from the property. If a paint recycling program is not available, appropriate disposal procedures shall be followed.</p>	<ul style="list-style-type: none"> • antimony • cadmium • hexavalent chromium • lead • mercury • acrolein • acrylonitrile • benzene • 1,2-dichlorobenzene • ethylbenzene 	<ul style="list-style-type: none"> • formaldehyde • isophorone • methylene chloride • methyl ethyl ketone • methyl isobutyl ketone • naphthalene • phthalate esters • toluene (methylbenzene) • 1,1,1-trichloroethane • vinyl chloride
<ul style="list-style-type: none"> • antimony • cadmium • hexavalent chromium • lead • mercury • acrolein • acrylonitrile • benzene • 1,2-dichlorobenzene • ethylbenzene 	<ul style="list-style-type: none"> • formaldehyde • isophorone • methylene chloride • methyl ethyl ketone • methyl isobutyl ketone • naphthalene • phthalate esters • toluene (methylbenzene) • 1,1,1-trichloroethane • vinyl chloride 		

Exceptions may be made for limited-use *architectural paints* used in high-wear or historic areas if compliant options are not available.

2.5.5 Durable Goods.

BRONZE	SILVER	GOLD
Appliances and furniture purchased by the property shall be of sufficient quality to last for several years and allow reuse, refinishing, or reupholstering.		

2.5.6 Reusable Packaging and Shipping Pallets.

BRONZE	SILVER	GOLD
Preference shall be given to product suppliers who provide and take back reusable packaging and shipping pallets. Packaging that is not reusable shall be minimal and recyclable.		

2.5.7 Environmentally Responsible Suppliers (For Silver and Gold level certification):

The property shall give preference to environmentally responsible service providers (2.5.1).

¹² This information can be verified as disclosed on OSHA-compliant product Safety Data Sheets for paints.

BRONZE	SILVER	GOLD
No requirement	A list of these services shall be available to guests or included in the environmental purchasing policy.	

2.6 CONTINUAL IMPROVEMENT.

BRONZE	SILVER	GOLD
No requirement.	The property shall have a substantive plan for achieving meaningful continual improvement in its environmental performance. The plan shall include goals with short- and long-term benchmarks ¹³ and use quantifiable metrics wherever possible.	

2.7 ADDITIONAL REQUIREMENTS FOR GOLD LEVEL. The property shall meet three of the following requirements (2.7.1 – 2.7.8):

2.7.1 Energy Reduction.

BRONZE	SILVER	GOLD
No requirement.	The property shall <ul style="list-style-type: none"> • set substantive, meaningful goals for energy reduction OR <ul style="list-style-type: none"> • be an ENERGY STAR Leader, or equivalent. 	

2.7.2 Management of Resource Use: Energy, Water and Waste.

BRONZE	SILVER	GOLD
No requirement.	<p>2.7.2.1 The property shall track its energy consumption (electricity, natural gas, fuel, etc.), potable water consumption, and the amounts of waste collected for disposal/incineration and for recycling.</p> <p>2.7.2.2 Monthly bills shall be tracked with the ENERGY STAR Portfolio Manager¹⁴, or an equivalent resource management or documentation system (e.g., utility software or Excel spreadsheet) that:</p> <ol style="list-style-type: none"> 1. tracks costs, total consumption, and Resource Use Intensity;¹⁵ 	

¹³ e.g., reduce waste generation by 10% during the next year.

¹⁴ <https://portfoliomanager.energystar.gov/pm>

¹⁵ e.g., Energy Use Intensity in BTU/sq ft, Gallons/sq ft, or tons of waste/sq ft

	<p>2. benchmarks these factors relative to past performance (normalized for sales volume);</p> <p>3. determines percent improvement or savings in energy, water, and generation of waste.</p> <p>2.7.2.3 These impacts shall be reviewed at least annually, with appropriate goals set for continuous improvement.</p>
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2.7.3 Sustainable Building.

BRONZE	SILVER	GOLD
No requirement.		<p>The property shall</p> <ul style="list-style-type: none"> be certified by a nationally-recognized green building certification program. <p>OR</p> <ul style="list-style-type: none"> register for and actively be in the process of achieving certification from a nationally-recognized green building program.

2.7.4 Renewable Energy.

BRONZE	SILVER	GOLD
No requirement.		<p>The property shall</p> <ul style="list-style-type: none"> use renewable energy for at least 25% of its needs, either via onsite production or certified Renewable Energy Certificates. <p>OR</p> <ul style="list-style-type: none"> be certified through the Center for Resource Solutions' Green-e Marketplace program¹⁶ or is a Partner in the EPA's Green Power Leadership Club¹⁷.

2.7.5 Greenhouse Gas Emissions.

BRONZE	SILVER	GOLD
No requirement.		<p>The property shall</p> <ul style="list-style-type: none"> offset <i>greenhouse gases</i> through partnerships¹⁸ or certified carbon offsets¹⁹ to compensate for

¹⁶ www.green-e.org/getcert_bus_howto.shtml

¹⁷ www.epa.gov/greenpower/join/purchase.htm

¹⁸ e.g., CarbonFund.org CarbonFree® Partner, etc.

¹⁹ e.g., Green-e Climate Program, etc.

	<p>all Scope 1 & Scope 2 <i>greenhouse gases</i> emitted within the property, following the UNFCCC reporting guidelines,²⁰</p> <p>AND</p> <ul style="list-style-type: none"> maintain an active program to reduce its <i>greenhouse gas</i> emissions.
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Note: The Greenhouse Gas Protocol²¹ defines methods for calculation of *greenhouse gas* emissions: Scope 1 includes all direct emissions from sources that are owned or controlled by the property. Scope 2 includes all indirect emissions that are a consequence of the activities of the property, but occur at sources owned or controlled by another entity, such as the consumption of purchased electricity, heat, or steam.

2.7.6 Waste Reduction.

BRONZE	SILVER	GOLD
No requirement.		The property shall reuse, recycle, or compost 60% of its solid waste, thus diverting it from landfills and incinerators.

2.7.7 Green Cleaning.

BRONZE	SILVER	GOLD
No requirement.		The cleaning services on the property shall meet the requirements in the Green Seal Environmental Standard for Cleaning Services (GS-42) ²² , or are certified to that standard.

2.7.8 Water Conservation.

BRONZE	SILVER	GOLD
No requirement.		<p>2.7.8.1 The property shall meter and monitor its water consumption.</p> <p>2.7.8.2 All of the toilets, bathroom faucets, shower heads, and landscape irrigation shall meet the EPA WaterSense^{®23} requirements²⁴.</p>

²⁰ <http://unfccc.int/resource/docs/2013/sbsta/eng/l29a01.pdf>

²¹ www.ghgprotocol.org/calculation-tools/faq

²² www.greenseal.org/GS42

²³ www.epa.gov/watersense/

²⁴ by WaterSense labeling, or manufacturer specifications.

3.0 CERTIFICATION AND LABELING REQUIREMENTS

Unless otherwise approved in writing by Green Seal, the following labeling requirements shall apply to all levels of certification.

3.1 Certification Mark. The Green Seal® Certification Mark may appear on the certified property and promotional materials, only in conjunction with the certified service, and shall include the level of certification. Use of the Mark must be in accordance with *Rules Governing the Use of the Green Seal Certification Mark*²⁵.

The Green Seal Certification Mark shall not be used in conjunction with any modifying terms, phrases, or graphic images that might mislead consumers as to the extent or nature of the certification.

Green Seal must review all uses of the Certification Mark prior to printing or publishing.

3.2 Use With Other Claims. The Green Seal Certification Mark shall not appear in conjunction with any human health or environmental claims unless verified and approved in writing by Green Seal.

3.3 Statement of Basis for Certification. Wherever the Green Seal Certification Mark appears, it shall be accompanied by a description of the basis for certification. The description shall be in a location, style, and typeface that are easily readable. If online space is limited, a link to the basis of certification may be used.

The description shall read as follows, unless an alternate version is approved in writing by Green Seal:

[Name of Property] meets Green Seal™ Standard GS-33 based on waste minimization, water and energy efficiency, hazardous substance handling, and an environmental purchasing policy. GreenSeal.org

²⁵ www.greenseal.org/TrademarkGuidelines

ANNEX A – DEFINITIONS (Normative)

Note that the defined terms are italicized throughout the standard.

Architectural Paint: Wall paints, anti-corrosive and reflective coatings, floor paints, primers, and undercoats.

Biodegradable: Breaks down readily in the environment. For conformance to this standard, the product shall be labeled or declared by the manufacturer to be “biodegradable,” “readily biodegradable,” or an equivalent term. Alternatively, it shall be proven to meet a definition of “ready biodegradability” set by an authoritative body (e.g. the OECD)²⁶.

Carbon Offsets: Mitigation of *greenhouse gas* emissions generated at the property using reduction measures certified by or purchased from a third-party provider.

Concentrated: Products that are substantially diluted with water to form the solution used for cleaning. The dilution factor required for conformance to this standard shall be appropriate for the type of product commonly purchased by the property and for the intended use.

Cost-Effective: Producing positive results in proportion to the expenditure of resources (e.g., time, money, materials, etc.) and having a return on investment period less than or equal to three years.

Energy-Efficient: Providing the required functionality while consuming a minimal amount of energy. In the United States, products shall be identified as being in the lowest quarter of energy used according to the FTC’s yellow EnergyGuide labels²⁷, verified as *environmentally-preferable*, or recognized or rated by a third-party program (e.g., ENERGY STAR, Consortium for Energy Efficiency, and Pacific Gas & Electric Company).

If no energy-efficiency standard has been established for a specific product, industry-standard testing methods may be used to show that it consumes significantly less energy when compared with similar products.

Environmental Mission: A statement of sustainability goals for a specific property, created as a guide for the property in making decisions and choosing the actions needed to reach these goals.

Environmentally-Preferable: A product or service certified as such by an independent third-party program, that is

- either a Type I environmental label,²⁸ developed in accordance with the ISO 14024 Standard for Environmental Labels and Declarations,

²⁶ e.g., as specified in section 3.13 (Aquatic Biodegradability) in GS-37, www.greenseal.org/gs37

²⁷ www.consumer.ftc.gov/articles/0072-shopping-home-appliances-use-energyguide-label

²⁸ ISO 14024:1999 describes a Type I Label as a voluntary, third-party program that awards their environmental label to products that meet a set of predetermined requirements, which are based on considerations of multiple

- or an equivalent established and legitimate nationally-recognized third-party program.

These programs shall

- be developed with the purpose of identifying environmentally-preferable products.
- have no conflict of interest (e.g., financial interest or stake in sales of the product).
- be based on standards that are appropriate, meaningful, and address the human health, safety, and environmental impacts of the products over its life-cycle.
- have publically available criteria.
- involve stakeholder input in the development of the criteria.
- include site inspections and a monitoring program to verify ongoing compliance.

Greenhouse Gas: Components of the atmosphere that increase the heat trapped by the Earth's atmosphere (the "greenhouse effect"): carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), sulphur hexafluoride (SF₆), carbon monoxide (CO), nitrogen oxides (NO_x), non-methane volatile organic compounds (NMVOCs), and sulphur oxides (SO_x).

Hazardous: For conformance to this standard, substances are considered hazardous if they are classified as "hazardous" by an authoritative body (such as OSHA or DOT), have a NFPA health rating greater than 2, are labeled with signal words such as "Danger," "Caution," "Warning," or are flammable, corrosive, or ignitable.

Non-Phosphate: Containing no more than 0.5% by weight of phosphates or phosphate derivatives.

Nontoxic: The product does not exhibit potentially harmful characteristics, as defined by the Consumer Product Safety Commission regulations (16 Code of Federal Regulations (CFR) Chapter II, Subchapter C, Part 1500²⁹), and is not required to be labeled as Toxic or Highly Toxic.

Renewable Energy: Forms of energy from renewable sources, including energy from wind, solar, water, geothermal, and biofuels.

Renewable Energy Certificates: Units of *renewable energy* purchased from a third-party provider that are sold only once or claimed only by a single party.

Post-Consumer Material: A material or product that has served its intended end use and has been recovered or diverted from the waste stream in order to be recycled.

Volatile Organic Compounds (VOC): Compounds listed by the United States Environmental Protection Agency (EPA) in 40 CFR Section 51.100(s),(s)(1)³⁰.

criteria over the life-cycle of the product. This label thus indicates the overall environmental preferability of a product within its category.

²⁹ www.gpo.gov/fdsys/pkg/CFR-2012-title16-vol2/xml/CFR-2012-title16-vol2-part1500.xml

³⁰ www.epa.gov/ttn/naaqs/ozone/ozonetech/def_voc.htm

APPENDIX 1 – SCOPE (Informative)

Examples of services included in or excluded from the scope of GS-33:

Services Included in GS-33

- *Lodging properties (e.g., All Suites, Bed and Breakfasts, Condominiums, Condotels, Convention Hotels, Cottages, Country Inns, Extended Stay, Full Service, Hotels, Limited Service, Lodges, Motels, Motor Inns, Resorts)*

Services Excluded from GS-33

- Separate golf courses associated with the property
- Separate restaurants associated with the property
- Separate swimming pools associated with the property

APPENDIX 2 – LIST OF BEST PRACTICES (Informative)

The following is a list of suggested “Best Practices” that properties can implement in order to further their environmental leadership. Best Practices can reduce environmental footprints and increase operational productivity. These Best Practices are related to the following specific criteria in GS-33.

(2.1.1) Recycling

- The property has separate tracking for each type of recycled material.
- The property implements a recycling program in which the recyclable materials are collected separately from trash.

(2.1.6) Food Service Items

- The property’s food service items are reusable, to the full extent practicable.
- Disposable food service items are 100% compostable or biodegradable (only if they are collected for composting) or 100% recyclable.
- Disposable food service items are not made from Styrofoam.

(2.2.1) Energy-Consuming Devices

- The property maintains and regularly updates an inventory of energy-consuming devices that includes the date of purchase, estimated date of replacement, and *energy-efficiency* status for each item.

(2.2.4) Climate and Lighting Control

- The property uses programmable on/off timers or sensors for lighting and HVAC control in low traffic and low occupancy areas.

(2.3.1) Water Efficient Fixtures

- The property installs water efficient fixtures, such as dual-flush toilets, high efficiency toilets (WaterSense® label), low-flow aerators, waterless urinals, and composting toilets.
- Automated faucets are calibrated and maintained in order to ensure that water is triggered only when needed for use.
- Kitchen sinks on the property have a flow rate no greater than 2.2 gpm.
- Pre-rinse spray valves have a flow rate no greater than 1.6 gpm.

(2.3.2) Landscaping and Irrigation

- All exterior plantings on the property are native to the area or tolerant of climate, soils and natural water availability.
- The property has a plan for the removal of plants that are not tolerant of the climate on the property.
- Gray water or rainwater is used for irrigation.
- The property uses automated sensors that measure soil moisture and water the landscape only when needed.
- The property has separate meters for irrigation water, so that it can be tracked separately.

(2.3.4) Towel and Linen Reuse Program

- The program conducts staff training and provides explanatory educational materials for guests.

(2.4.2) Storage and Mixing of Cleaning and Pool Products

- Backflow prevention devices are used where closed dispensing systems are connected to the building water supply.
- The storage area for cleaning and pool products has direct access to fresh air ventilation.
- Staff is trained on the proper techniques of storing and mixing chemicals in order to prevent hazardous situations for employees.

(2.4.3) Chemical Storage

- All chemicals for cleaning products are portion-controlled products, or are stored and mixed using portion-control dispensing systems.

(2.4.4) Pest Control

- The property uses Integrated Pest Management techniques, or insecticides, fertilizers and biocides that are natural or Certified Organic.

(2.5.1) Environmental Purchasing Policy

- Existing windows have window films or window treatments (curtains, blinds, awnings, etc.), where climate and orientation indicate that significant energy savings will result.

(2.7.5) Greenhouse Gas Emissions

- The property measures, records, and reports its carbon footprint, using an established methodology that is consistent across the industry, such as the Hotel Carbon Measurement Initiative³¹ or equivalent. This methodology is incorporated into the property's active program to reduce its total greenhouse gas emissions.

³¹www.tourismpartnership.org/what-we-do/products-programmes/hotel-carbon-measurement-initiative

APPENDIX 3 – EXAMPLES OF RECYCLABLE MATERIALS (Informative)

- Aluminum
- Plastic
- Cardboard
- Paperboard
- Print and copy paper
- Steel
- Glass
- Fluorescent light bulbs
- Newspaper
- Mixed paper
- Batteries
- Packaging
- Inkjet and toner cartridges