



January 24, 2011

Green Seal proposed a criterion revision and scope modifications to the Green Seal GS-33 Hotels and Lodging Property standard on December 10, 2010. Comments from the public were solicited for the Bronze-to-Silver transition timeline and scope modifications until January 7, 2011.

Included in this document is the comment received on the Proposed Criterion Revision with Green Seal's response and explanation on how the Proposed Criterion Revision was modified accordingly, if changes were made.

By participating in Green Seal's standard setting process, the following organization that provided comments played an important role in Green Seal's effort to encourage the design, manufacture and end use of environmentally superior products. Their assistance and involvement is greatly appreciated.

Portland Marriott Downtown Waterfront

1.0 Scope

This Standard applies to lodging properties. This Standard does not include swimming pools, golf courses, or restaurants associated with the property.

This standard has three levels under which a lodging property may apply for certification. The first (Bronze) is an entry level that contains essential leadership elements of a lodging operation; the second (Silver) is a more comprehensive level of required leadership operations; the third (Gold) subsumes the second and 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.

Comment:

I'm in agreement that a bronze certified hotel should be given ample time to reach silver & 36 months seems reasonable. I would also like to see the silver & gold level certification be good for 2-3 years as well. This process takes a great deal of time to prepare each year & would be more appropriate to achieve it for a longer time frame.

Response:

Green Seal acknowledges that the comment supports the proposed change on timing requirements for Bronze-to-Silver. As a result, the proposed modifications will not be changed.

While hotels and lodging properties are encouraged, they are not required to advance from the Silver to Gold tier. Properties certified to either the Silver or Gold tier can remain certified at that level as long as they continue to meet the requirements of the standard through the ongoing monitoring program.