The 1903 Mimosa Inn & Restaurant

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Tryon

Greenhouse Gas Emissions Management and Reduction

Use renewable energy sources such as solar, wind, biomass, and geothermal
Use passive solar water heating systems
Purchase renewable energy credits and/or greenhouse gas offsets
Choose local vendors to reduce transport of items
Institute fuel economizing programs for company vehicles such as regular inspection of vehicles, reduced idling, and route planning to minimize travel distances
Allow flexible staff schedules to minimize staff travel during heavy traffic periods
Adopt alternative forms of transportation and fuels such as hybrid-electric, biodiesel, E85, or electric for business activities
Offer preferred parking spaces to customers who use alternative fuel vehicles
Utilize and provide staff and customers video conferencing/teleconferencing to minimize travel to meetings
Adopt alternative forms of transportation and fuels, such as participating in used cooking oil recycling programs for biodiesel processing

Solid Waste Management, Reduction, Reuse, & Recycling

Conduct a waste audit to determine a baseline for future waste reductions
Purchase products in reusable, returnable containers
Donate obsolete/unwanted equipment, electronics, furniture to charity
Eliminate use of Styrofoam and other difficult to recycle products
Donate leftover cookware, silverware, and linens to charity
Donate unused food to a community food bank/compost site
Purchase products such as condiments, cleaning supplies, and other products in bulk/concentrated form
Offer reusable products such as glass cups, cotton linens, and refillable condiment dispensers
Distribute condiments and napkins from behind the counter/on request
Give preference to products with high post-consumer recycled content
Ensure that printed materials are printed on paper with high recycled content (at least 35%) and print using soy-based ink
Purchase antiques and furniture from local vendors
Recycle damaged towels and sheets as cleaning rags and craft torn linens into other usable items (e.g. sheets into pillowcases)
Reuse newspaper, shredded paper, and incoming packaging materials for packing/shipping needs
Institute a composting program for yard and food waste, mulch grass clippings and avoid baggage
Use non-bleached paper napkins, towels, and coffee filters
Provide alternatives to individual plastic water bottles such as water pitchers/point of use water filters
Install high-efficiency air hand dryers, cloth/roll-up type to minimize paper towel usage
Use rechargeable batteries
Provide cigarette disposal bins in smoking areas
Purchase durable goods of sufficient quality to allow reuse, refinishing, or reupholstering
Ensure proper disposal of hazardous materials
Use preventative maintenance on equipment to reduce risk of replacement

Provide and publicize recycling bins

Selecting printers/photocopiers able to print on both sides

Distributing information to guests/participants via email and avoiding hard copy

Avoid use of fax cover sheets

Distribute inter-office documents using routing slips, bulletin boards, or email distributions rather than printing copies for staff members

Using both sides of printing paper and using the reverse side of printing paper for printing rough drafts

Streamlining operational systems that rely on paper or hard copies

Recycles the Following: Aluminum, Glass, Office mix, Batteries, Yard waste, Electronics, Plastic, Corrugated cardboard, newspaper, Printer cartridges, Phone books, Fluorescent light tubes, Carpeting

Freshwater Consumption Reduction

Conduct regular inspections and establish preventative maintenance schedules to ensure maximum efficiency

Educate staff on water conservation and best practices

Discourage water-based cleanup and use alternatives such as microfiber technology

When purchasing new appliances or fixtures, purchase water-efficient models such as those certified by EPA WaterSense© and Energy Star©

Install low-flow aerators on sinks (1.5 gal/min

Install automatic shut off sinks in common area rest rooms

Use re-circulating, chilled water loop and temperature control systems in water cooled ice machines, air conditioners, and water-cooled refrigeration units

Use air-cooled ice machines rather than according to an established schedule

Use gray water (from dishwashers, laundry) and rain water to irrigate landscaping

Use floor cleaning equipment with high pressure, low volume, and recycling filtering systems

Establish frequency schedule according to local climate, season, and landscaped area in order to maximize water use efficiency

Raise lawn mower cutting height to cut down on evaporation

Limit lawn areas and/or use xeriscaping

Water landscapes only when necessary

Time watering to occur in the early morning or evening when evaporation is the lowest

Remove any thatch and aerate turf to encourage the movement of water to the root zone

Do not water on windy, rainy, or overly hot days

Mulch around plants to limit evaporation and discourage weed growth

Avoid hosing down sidewalks, driveways, and parking lots

Wastewater Management

Ensure proper use, storage, and disposal of cleaning products and other potentially harmful chemicals such as fertilizers and paints

Limit the number of chemical products used and stored

Ensure that all chemicals are securely stored and clearly marked

Use less harmful alternatives if possible such as organic substitutes for chemical fertilizers

Monitor equipment and products for potential chemical leaks

Use an integrated pest management (IPM) system for interior and exterior jobs

Use environmentally preferable or certified paints, solvents, and coatings (MSDS Health Hazard Rating of 1 or less)

Reuse paint thinners

Use latex paints rather than oil based paints

Educate staff on proper methods of containment and clean-up of spills, drips, leachings and conduct regular inspections of relevant areas

When doing exterior cleaning or pressure washing, proper care should be taken to avoid discharge of contaminants

Use environmentally safe cleaning products

Use best storm-water runoff practices to ensure that wastewater does not enter local waterways

Energy Efficiency, Conservation, and Management

Use natural light whenever possible

Turn off electronic equipment at the end of each workday

Activate sleep/standby or low energy mode on applicable appliances and electronics

Maximize central air efficiency by allowing sunlight to enter through windows in the winter and blocking sunlight in the summer

Weatherize the workplace by ensuring that doors and windows have tight seals and remain closed when shut

Set water heater to 120 degrees Fahrenheit rather than pre-set 140 degrees

Replace existing lighting (particularly incandescent) with energy efficient or compact florescent bulbs

Perform regularly scheduled preventative maintenance on equipment and appliances

Install energy saving equipment whenever feasible, including timers, motion sensors, and master switches

Insulate facilities, including pipes, interior and exterior walls, ceilings, and wall cavities

Use LED or electroluminescent exit signs

Open windows rather than using central air when appropriate

Install and use ceiling fans to circulate air in both winter and summer

Install variable speed fans where appropriate

Use ventilation fans with humidity sensors for areas where needed

Operate multiple and individual climate controlled comfort zones such as providing thermostats in each guest room

Clean lighting fixtures and lamps regularly to increase illumination

Develop policies to minimize the number of rooms needed to be lit and/or heated/cooled

Ecosystem and Biodiversity Conservation

Provide environmental education materials and information on local biodiversity conservation efforts to staff and guests

Design landscaping or on-site gardens to incorporate and support “heirloom” and native species

Prevent wildlife from accessing trash and food by secure food sources

Ensure that interactions with wildlife is done at a safe and respectful distance

Protect sensitive areas, such as wetlands and large trees