

## **DeStarte' Bed and Breakfast**

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Lawndale

### **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

### **Solid Waste Management, Reduction, Reuse, & Recycling**

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

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

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

When reusable options are not feasible, use disposable products that are compostable such as corn-based cutlery

Provide alternatives to individual plastic water bottles such as water pitchers/point of use water filters

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

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

Reuse envelopes for inter-office mail

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

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

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

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

Routinely inspect sprinkler system, including heads, nozzles, lines and valves to ensure efficient settings and proper operation

Limit lawn areas and/or use xeriscaping

Place ornamental water features in shaded areas

Use soaker hoses in plant beds

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

Avoid runoff and make sure sprinklers do not run onto sidewalks/paved areas

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

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**

Develop a comprehensive energy education and conservation program

Use a renewable energy heating system such as passive solar or geo-thermal

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

Use programmable Energy Star®-labeled thermostats. Set to appropriate temperature ranges and conduct regular inspections to ensure efficient function

Perform regularly scheduled preventative maintenance on equipment and appliances

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

Purchase and replace existing equipment with energy efficient or Energy Star® labeled electronics, appliances, and heating and cooling equipment

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 VendingMiser® or similar technology and/or remove unneeded lights on vending and snack machines

Utilize techniques to reduce heat island effect, such as a white or 'green' roof

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

Use Energy Star's® or other similar benchmarking tools for the Hospitality Industry