

# SERF FOR OFFICE SUITES

SOCIETY OF ENVIRONMENTALLY RESPONSIBLE FACILITIES



You have done a lot to enhance the sustainability of your office suite. Being part of a building that may not be environmentally certified should not prevent you from being recognized. You may even use this recognition to set an example for neighboring suites and building management to follow.

Additionally, if your building is green and you have done more with your office suite to go above and beyond your minimum sustainability requirement, then SERF certification of your suite can help you stay ahead of the race. After all, sustainability in office spaces is becoming increasingly *demanded* by employees and your clients and customers.

So how best to tell *your* sustainability story?



The Society of Environmentally Responsible Facilities (SERF) was founded in 2010 by real estate owners and industry professionals to provide an alternative sustainable building certification which is streamlined, easy to navigate, and affordable.

We promote the **triple bottom line** of sustainability: buildings that are good for *business* good for the *environment* and good for the *community*.

Our drive to recognize and promote *Practical Environmental Stewardship*™ does not end with the certification process. We work with certified property owners, managers and leasing agents in the research and production of materials, including property *Profiles* and *Case Studies*, to tell your sustainability story.

These materials, which we produce in colorful and engaging hard copy and electronic form, have proven a valuable tool in communicating essential, but often



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hidden, sustainable materials, systems and processes to multiple audiences which include:

- Your employees
- Clients
- Government agencies
- Fellow tenants
- Your building's owner/management and leasing team
- Shareholders
- Community at large



SERF's approach is, by design, in marked contrast to that of the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) certification, although SERF supports the USGBC's mission and their success in making sustainable design and operations an industry priority.

To suit the needs of office suites, SERF uses a *prescriptive* path to certification. The sustainability benchmarks used in the process are a smart blend of proprietary standards resulting from SERF's own research, third party standards such as ASHRAE, ANSI, BIFMA, USDA, as well as industry-specific standards. Further, SERF's dynamic scoring system eliminates requirements which are impractical or cost prohibitive to implement especially In the case of office suites.

Examples include control over the efficiency of whole building HVAC systems, site sustainability feature and building envelope characteristics. The office suite criteria instead focuses on areas such including lighting efficiency, furniture recycling and stationery use reduction among others which are within the influence of individual office suites.

In addition, the process is structured to eliminate the necessity of using third party consultants such as commissioning agents and building energy simulation consultants for the purpose of documentation. Additionally, SERF requires only minimal documentation for the entire process.



SERF understood the unique needs of Office Suites and has industry-tested them before releasing its certification standards. Certification standards are logical and represent forward-thinking in office design. SERF understands that true *Practical Environmental Stewardship™* is to work with property owners to evaluate underlying limitations, payback and budget to determine the best path to sustainability.

