

# WASHINGTON★REIT



## Water Management Program

November 2016

*Updated May 2018*

## SCOPE

Washington Real Estate Investment Trust has long strived to operate our properties in an efficient manner, including water consumption inside and outside our buildings.

The Water Management Program focuses on the following aspects:

- Reducing base building water consumption directly under Washington REIT's operational control
- Encouraging best water management practices for spaces controlled by tenants
- Evaluating opportunities to improve water efficiency during major renovations

## GOALS

Reduce potable water to reduce burdens on the water supply and municipal wastewater systems. All newly installed indoor plumbing fixtures and fittings must meet or exceed the Uniform Plumbing Codes (UPC) 2006 or International Plumbing Codes (IPC) 2006 fixture and fitting requirements.

## PROCEDURES & STRATEGIES

### BASE BUILDING WATER CONSUMPTION

For water use that is under the control of Washington REIT's operations, understanding buildings' water consumption is the first step to reducing consumption. This includes water used in HVAC operations, irrigation, cleaning, and other such uses. Accordingly, the following best practices shall be implemented:

- Automated processing of water and sewer bills
- Regularly analyze consumption and rates to identify variances that indicate leaks or over-use
- Track water consumption in Portfolio Manager
- Submeter major water end-uses (such as cooling tower make-up)
- Conduct night audits to identify leaks or unexpected uses
- Train engineering and maintenance staff on proper use of equipment for water efficient operation
- For non-turf plantings, select plants that are drought-tolerant native species and range from low to medium water consumption
- Landscape areas should use a high-efficiency irrigation system that is zoned for water needs, based on plant types, microclimate, water use, and sun exposure

### TENANT WATER CONSUMPTION

A significant portion of water consumption is outside of Washington REIT's control. Tenant activity is responsible for a majority of use, through restrooms, kitchens, restaurants, or supplemental HVAC operation. Accordingly, Washington REIT will encourage tenants to adhere to following best practices:

- During space selection and design, specify WaterSense-labeled low-flor kitchen faucets and select dishwashers that are ENERGY STAR-labeled
- Install signage to encourage water-efficient behaviors (e.g. only run the dishwasher when full; when hand washing dishes, only run the faucet when rinsing dishes off)

- Allow for retrofits that are minimally intrusive, such installation of low-flow aerators in existing kitchen and lavatory faucets and or low-flush kits to existing toilets and urinals
- Encourage employees to drink filtered water by installing a well-maintained water filtration system, and provide employees with durable water bottles or glasses to conserve resources

---

## RENOVATIONS

Renovations that include restrooms, kitchens, or any other spaces with water systems present an opportunity to improve the efficiency, through the following methods:

- Conduct an economic assessment of conversion to high-performance plumbing fixtures as part of any indoor plumbing renovation
- Install flow reduction aerators
- Install automatic controls on lavatory faucets
- Install high-efficiency or dual-flush toilets
- Replace conventional urinals with high-efficiency or waterless urinals
- Use graywater volumes captured from showers and sinks for use in water closets