An Overview
Since the publication of the first edition in 1999, Green Seal’s lodging standard has represented leadership in the industry. This fifth edition enables properties to be certified at three different levels of achievement: a Bronze entry level recognizes those with a strong foundation of sustainable practices; a Silver level for those that have substantially reduced their environmental impact and practice at the leadership level of sustainable practices; and a Gold level to recognize those who are moving the bar of leadership and practicing the top levels of sustainability.

The Scope of GS-33
This standard applies to facilities offering accommodations to travelers around the world. The standard does not include swimming pools, golf courses or restaurants that are not owned and operated by the property.

Key Areas of the Standard
The specific criteria in this standard cover waste minimization, reuse, and recycling, energy efficiency and conservation, management of fresh water resources and waste water, and reduction and handling of hazardous substances. It also requires creation of an environmentally sensitive purchasing policy.

BRONZE Level
Waste Minimization
■ Establish a recycling program for both guests and staff to recycle all materials accepted locally
■ Set printer/copier default to double-sided
■ Avoid single-use products and purchase in bulk, especially concentrated cleaning products
■ Where applicable: donate leftover food, minimize disposable foodservice items

Energy Efficiency, Conservation and Management
■ When equipment is replaced, upgrade to energy efficient models for the following:
  • Office and Room Equipment: fax machines, copiers, printers, computers, monitors, televisions, video players/ recorders
  • HVAC Equipment: chillers, packaged terminal air conditioners, central air conditioners, central heat pumps, split ductless heat pumps, geothermal heat pumps, water heaters
  • Kitchen Equipment (where applicable): freezers, refrigerators, cooktops, ovens, dishwashers
  • Laundry Equipment: boilers, washers, dryers, extractors
■ Use energy-efficient lighting or have a plan to replace existing

Management of Fresh Water Resources
■ Use 2.2 gpm faucets and aerators, 1.6 gpf toilets and 2.5 gpm showerheads or have a plan to replace current fixtures within two years
■ Use plants and trees tolerant to local conditions and natural water available, set watering limitations
■ Offer towel and/or linen reuse option
■ Where applicable, set laundry and dishwashing equipment on coolest effective setting and fill to capacity

Waste Water Management
■ Use environmentally preferable laundry and cleaning products

Hazardous Substances
■ Have adequate and secure storage for chemicals with water available, drains and ventilation

Environmentally and Socially Sensitive Purchasing Policy
■ Establish a policy:
  • Appoint steering committee (Green Team)
  • Include EPP (environmental preferable purchasing) in dealings with suppliers
  • Incorporate life-cycle costs in
Labeling Requirements
- The Green Seal Certification Mark may appear in the hotel and on promotional materials and must be accompanied by the following: “This property meets the Green Seal Environmental Standard for U.S. Lodging Properties for waste minimization, water and energy efficiency, hazardous substances handling, and environmentally responsible purchasing.”

Waste Water Management
- All criteria at Bronze level with the addition of:
  - Only use chlorinated chemicals (minimum amounts) when alternatives aren’t available
  - Use environmentally preferable dishwashing products
  - Look for organic pesticides, fertilizers and biocides
  - Install programmable timers and sensors for lighting and HVAC in low traffic areas

Hazardous Substances
- All criteria at Bronze level with the addition of:
  - Replace hazardous substances with alternatives, maintain accurate inventory
  - Clearly mark all chemicals, check for leaks and use spill containment measures
  - Use environmentally preferable paint

Environmentally and Socially Sensitive Purchasing Policy
- All criteria at Bronze level with the addition of:
  - Develop an environmental mission and purchasing targets
  - Evaluate and modify policy regularly
  - Use environmentally preferable paper and sanitary paper products
  - Buy low VOC building and maintenance products where available
  - Use suppliers that are environmentally responsible

GOLD Level
- Properties must achieve all criteria at the SILVER level with the addition of:
  - Use 25% renewable energy or a Green-e™ Member
  - Achieve zero greenhouse gas emissions through partnerships or carbon offsets
  - Reduce solid or water by-product waste disposal by 90%
  - Meet the requirements for GS-42, Green Seal’s standard for commercial cleaning services
  - Monitor water use and use EPA WaterSense™ fixtures and procedures

This is a summary of GS-33; to read the full standard go to: