

# LEP 701 – Solid Waste Program for Ongoing Consumables (MR c7)

1250 Broadway – LEED Environmental Program (LEP)

## 1.0 Purpose

1250 Broadway will implement this Solid Waste Management Program for Ongoing Consumables through a well designed recycling/tenant education system that is consistent with the 1250 Broadway Solid Waste Management Policy (LEP 401) to reduce the amount of waste and toxins hauled to and disposed of in landfills or incineration facilities.

## 2.0 Program Scope

The program will encompass all ongoing consumables and batteries (non-rechargeable and rechargeable) as described below.

- 2.1** Ongoing Consumables – including paper, toner cartridges, glass, plastics, cardboard, corrugated cardboard, food waste, and metals –should be reused, recycled, or composted when possible. At least 70% of the ongoing consumables waste stream will be diverted from landfills and incineration. Recycling bins and clear instructions must be located within tenant spaces.
- 2.2** Portable dry-cell batteries, including single use and rechargeable batteries used in radios, phones, cameras, computers, and other devices or equipment shall be recycled to the maximum extent possible. A Non-Rechargeable Battery Box and a Rechargeable Battery (including cell phones) Box must be placed in convenient locations in lobby and tenant spaces.

## 3.0 Performance metrics

The calculation will be based on the weight/volume of applicable goods and materials.

## 4.0 Performance Goals

The goals of this solid waste management program include the following reductions:

- 4.1** Recycling to divert from landfill the overall amount of waste generated for:
  - Ongoing consumables by 70%
  - Batteries by 80%
  - Mercury-containing light bulbs by 95%

## 5.0 Procedures and Strategies

- 5.1** Recycling bins and clear instructions will be located within tenant spaces for the collection of paper, metals, plastics, glass, and other standard consumables. Clear instructions and use of separate color collection bags



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for food waste or other contaminants will be provided to tenants in order to maximize amount of clean recyclables entering system.

- 5.2 Portable dry-cell batteries, including single use and rechargeable batteries used in radios, phones, cameras, computers, and other devices or equipment shall be collected in either a Non-Rechargeable Battery Box or a Rechargeable Battery (including cell phones) Box placed in convenient locations in loading dock area.
- 5.3 IESI must evaluate all building and site waste stream collection systems and provide feedback.
- 5.4 An initial Waste Stream audit must be conducted to establish a baseline for improvement.
- 5.5 Occupant education will be conducted (including a Green at Work Day) to encourage reuse and recycling of eligible products. Tenants will be informed and alerted to the availability of special programs for donation and re-use.
- 5.6 A contract with the waste hauling company IESI is in place to assist in improving diversion rates, accepting recyclables, and tracking their diversion by type and weight.
- 5.7 Responsible Parties must work together to produce required records during the Compliance Period for submittal to LEED Online.

### 6.0 Responsible Parties

- Facility Manager – Chris Zieger-
- Maintenance Manager – Dominic Asaro
- Waste Vendors – Lenny Cuccia (IESI)

### 7.0 Performance Period

The program will be in effect from February 1, 2010, through April 30, 2010.

I, William Reiter, as Director of Operations for Murray Hill Properties, facility managers and owners of 1250 Broadway, do hereby adopt this LEED Environmental Program for 1250 Broadway.

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Signature

\_\_\_\_\_  
Date