



Occupier Perspectives on Building Compliance

Insights from the IREON Webinar
“Building Compliance, its Laws and Regulations”,
 recorded on November 16, 2020.

How Building Standards are Evolving Post-COVID

- LEED certification for buildings has become the norm, and is now making way for a new set of standards focused on “enhanced wellness”. Beyond compliance, these new standards will be a key marketing tool for positioning buildings as safer work environments.
- With a significant focus on indoor air quality (IAQ), tenants should educate themselves on MERV ratings on air filtration systems and standards set by ASHRAE (The American Society of Heating, Refrigerating and Air-Conditioning Engineers).

What Occupiers Should Know About Lease Language

- Costs associated for building compliance will be passed on from landlord to tenant. Tenants should educate themselves on key language in their lease and changes that reflect these expenses.
- Class B and C building lease language on HVAC typically only covers operating hours and temperature changes. ASHRAE standards will start to become common in lease language as compliance changes.

The Future of Building Compliance

- Technology will offer opportunities for big block, and small tenants alike, to become more educated on building compliance. For example, smartphone apps that allow users to scan a code and receive detailed building information are already being used.



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