

Eco Mark Product Category No. 509

“Retail Facility Version1.2”

Certification Criteria

- Applicable Scope-

A facility as a store lessor in office lessors (6911) of Japan Standard Industrial Classification

Established: October 1, 2020

Last revised: August 1, 2024

Expiration date: September 30, 2027

Japan Environment Association

Eco Mark Office

NOTE: This document is a translation of the criteria written in Japanese. In the event of dispute, the original document should be taken as authoritative.

Eco Mark Product Category No. 509 “Retail Facility Version1.2” Certification Criteria

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1. Purpose of Establishing Criteria

Omitted.

2. Applicable scope

A facility as a store lessor in office lessors (6911) of Japan Standard Industrial Classification

3. Terminology

Omitted

4. Certification Criteria and Certification Procedure

The certification criteria consist of mandatory items that must be met and optional items that may be selected according to the store's actions for each of the 6 evaluation categories specified in Table 1. For optional items, 21 points or more shall be acquired. Any original activities related to each evaluation category may be applied up to three for “other” in Optional items. The examination committee decides the points according to the policy below. Up to three points shall be acquired as “Other” in each evaluation category.

Please note that such items as environmental assessment and rooftop greening, which are required by laws, shall not be included in the evaluation of the optional items, being included in the compliance with environmental laws, etc., which is the mandatory item.

< Weighting principle >

<p>1point...Initiatives easy to take, or initiatives introduced and promoted by laws(basic initiatives)</p> <p>2points...More sophisticated initiatives (additional initiatives), compared to basic initiatives</p> <p>3points...Initiatives considering social aspect relating to “sustainability” in addition to environmental aspect, or actions evaluated and verified by a third party</p>

Table 1 Evaluation categories and point

No.	Evaluation category	Optional item	maximum points
1	Buildings and surrounding environment	6 items	12p
2	Eco-friendly equipment	6 items	14p
3	Efficient traffic and logistics	6 items	11p
4	Cooperation with tenants	6 items	10p
5	Environmental communication	6 items	9p
6	Eco management	6 items	12p
Total		36 items	68p
Requirement for certification (points required)		—	21 p or more

[Certification procedure common to each item]

- Conformance to the criteria and the initiatives conducted in the facility shall be indicated in the attached certificates and the required documents specified in the “documents to be submitted” in the attached certificates shall be prepared.
- In the examination process, on-site inspections (including online inspections) shall be conducted in addition to document reviews in order to verify conformity to the certification criteria.
- Conformance or non-conformance to criteria items shall be evaluated as follows, in principle.
 - An evaluation will be made as to whether the applicant itself takes the initiative. (Initiatives taken by other operator such as a tenant are out of the scope of evaluation.)
 - The degree of an initiative such as quantity or frequency is irrelevant. However, conditions specified in the certification criteria or the interpretation must be followed.
 - An evaluation will be made as to any initiatives already put into practice. If it is impossible to grasp the performance because the facility is newly opened, a specific plan (materials, documents, etc. that support effectiveness) shall be submitted and an evaluation shall be made on the condition that the achievement of the plan is reported on a later date.

4-1. Mandatory items

- (1) Information that details the environmental activities the facility is working on, is transmitted through on-site notices and the website.
- (2) The facility complies with the applicable environmental laws and regulations, etc. (including municipal ordinances) (The applicant asks tenants for the compliance with the environmental laws and necessary notifications.)
- (3) The types and amount of waste generated from the entire facility and each tenant are grasped. (The applicant understands the generation status including those of franchisees and tenants.)
- (4) Energy and water consumption in the entire facility and each tenant (electricity, etc.) are grasped. (except for the equipment that a tenant has an energy management title.)
- (41) Either effort of “Ingenious ways to provide” or “Product ingenuity” of “Rational Use of Products using specified plastics” shall be conducted when providing a plastic product that falls under products using specified plastics (12 items)"stipulated in the Act on Promotion of Resource Recycling Related to Plastics.

Item
Added on
July 1,
2022

4-2. Optional items**4-2-1. Buildings and surrounding environment**

Buildings and
surrounding
environment

- (5) Policies and standards to prioritize environment-friendly construction materials have been established and such materials have already been used. [1p]
- (6) Reduction and prevention measures against noises, light pollution relating to the facility location have been taken in order not to negatively affect local residents' living environment. [1p]
- (7) Rain water is efficiently used and waste water is cleaned and reused (use of recycled water). [2p]
- (8) Greening of the rooftop or wall surface is performed. [2p]
- (9) Such certification as LEED, CASBEE, etc. is acquired for a building environmental efficiency assessment. [3p]
- (10) Other () [1p~3p]

4-2-2. Eco-friendly equipment



Eco-friendly equipment

- (11) As for equipment used in the common area, policies and standards to adopt such energy-saving equipment as stated in the below table are defined and have already been implemented at more than half of the entire facility. Or, a specific introduction plan has been drafted (type of equipment, quantity, timing, etc.). [1p~3p]

Category	Example of energy-saving equipment	point
Lighting	LED, human sensing sensor, etc.	1p
air-conditioner	Air-conditioners, etc.* that excel in energy-saving performance, etc.	1p
sanitation	Water saving faucet or toilet, etc.	1p

*LED: not applicable for newly built facilities after the establishment date of this criteria.

- (12) A phased replacement plan to air conditioning system using low GWP refrigerant has been made. [1p]

- (13) The status of energy consumption is evaluated by comparison to the previous year and on the basis of original unit and, furthermore, specific goals and plans have been established to reduce the energy consumption. [1p]
or

Furthermore, the following (1) goal to strive for or (2) Benchmark goal has been achieved. [2p]*

(1) Goal to strive for: reduce at least 1% in annual average in the energy consumption per-unit for the last 5 fiscal years.

(2) Benchmark goal: level to be strived for by the operator in the medium to long term as established in the target business type/area of the benchmark system

- (14) Such renewable energy facilities as solar power / solar thermal power, wind power, snow and ice heat, and temperature difference heat, etc. have been equipped. [2p]

- (15) Functions and structures as a regional disaster response base have been established. (example : providing an open space as evacuation area, providing water supply and drainage, sanitary facilities, etc.) [3p]

- (16) Other () [1p~3p]

* Points are given if conformance is attained as the company.

4-2-3. Efficient traffic and logistics**Efficient traffic and logistics**

- (17) The applicant encourages employees and visitors to use public transportation. [1p]
- (18) The logistics have been optimized by consolidating deliveries within the facility. [1p]
- (19) Electric motor cars are used for commercial vehicles and shuttle buses. [2p]
- (20) Charging stations for electrified vehicles are placed within the facility area. [2p]
- (21) Park-and-ride system is promoted in cooperation with parking lot operators, etc. [2p]
- (22) Other() [1p~3p]

4-2-4. Cooperation with tenants**Cooperation with tenants**

- (23) The applicant participates in light turning off campaign. [1p]
- (24) The applicant directly guides each tenant through manuals, etc. relating to garbage sorting. [1p]
- (25) Information on energy consumption relating to facilities owned by the owner such as overall air conditioning, etc. is provided to the tenants. [1p]
- (26) Number of tenants certified by Eco Mark conforms to the below table. [1p~2p]

Eco Mark certified stores	Evaluation points
1 store	1p
2 or more stores	2p

- (27) A greenhouse gas reduction plan for the entire facility has been prepared and tenants' cooperation duties are clearly defined. [2p]
- (28) Other() [1p~3p]

4-2-5. Environmental communication**Environmental communication**

- (29) Cooperation to bring a reusable shopping bag or to ask a simple packaging is encouraged. [1p]
- (30) The applicant participates in “cool sharing” or “warm sharing” initiatives [1p]
- (31) The applicant, its staffs and tenants participate in environmental activities conducted by the local government, nature conservation groups, etc. [1p]
- (32) In principle, smoking is prohibited all day long in the property (complete ban on smoking indoors but designated smoking areas outside may be allowed). [1p]
- (33) Environmental activities or events are regularly conducted. [2p]
- (34) Other() [1p~3p]

4-2-6. Eco management**Eco management**

- (35) Messages or commitments are made by the person in charge of operation or the management with pursuing environment-friendly operation and management. [1p]*
- (36) Policies and standards to prioritize procurement of environment-friendly products (stationery / office supplies, toilet paper, etc.) including Eco Mark certified products have been defined and such products have already been procured. [1p]
- (37) Participates in the commitment to a low carbon society of the industry group. [2p]*
- (38) Announces details of concrete measures and defines numerical targets to achieve the United Nations’ “Sustainable Development Goals (SDGs)” [2p]*
- (39) Has environment management system certification by such third parties as Environmental Activity Evaluation Program (Eco-Action 21) or ISO14001. [3p]
- (40) Other() [1p~3p]

* Points are given if conformance is attained as the company.

5. Product Classification, Indication and Others

- (1) The product classification (application unit) shall be each retail facility. When applying for certification of multiple facilities collectively, the applicant shall omit documents in common.
- (2) Applicant entity shall be a business entity administrating the commercial facility (developer, etc.), or a core tenant (retail stores, etc.) of the commercial facility, who initiates the measures stated in these criteria.
- (3) The Eco Mark shall be displayed in the facility. For the indication specifications, "Guide to Eco Mark Usage for Retail Facility" shall be followed. Examples are as follows.

[Display example]



Note 1) The Eco Mark shall be indicated to show that the subject of certification is the "facility". Specify the scope of certification when any tenants are out of scope.

Note 2) It is acceptable to indicate only pictograms (figures / characters representing the purpose according to each evaluation category) for which at least 2 points are acquired in each corresponding evaluation category. (non-applicable pictograms are not displayed.)

October 1, 2020	Established: (Version1.0)
July 1, 2022	Revised (addition of 4-1.(41), Version1.1)
August 1, 2024	Revised, 5.Product Classification, Indication and Others (Version1.2)
September 30, 2027	Expiration date

The Certification Criteria for the Product Category will be revised when necessary.