

Article/Research

Policies and regulations for a sustainable built environment

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Abstract

Nowadays, we explore the potential benefits of implementing environmental and sustainability rating systems (ESRS) in industrial sectors other than the building industry. The expanding interest for characteristic asset investigation and usage has created more prominent regard for the effect of such movement on both the association and its partners. One answer for moderate the negative effects are to control it through government offices and lawful prerequisites. While giving general rules, these procedures frequently give little down to earth help for firms to address triple main concern objectives in sustainability (i.e. social, monetary, environment). All the more as of late, an assortment of natural and supportability rating devices have been created to help firms in settling on choices that best fit these objectives. While promptly utilized and championed by the building business, these rating apparatuses have yet to be received by contiguous commercial ventures like mining, vitality, oil and gas, and overwhelming modern. This paper diagrams potential advantages that these commercial enterprises could understand in utilizing such instruments for the appraisal of sustainability execution.

Keywords: Sustainable development; Energy consumption; Continual performance improvement (CPI).

1. Sustainability and sustainability rating measuring frameworks

The equalization of individuals, planet, and benefit, something else known as the triple primary concern, is a piece of definitive objectives of practical advancement and its stakeholders. Sustainability, characterized as meeting the present needs of the present without influencing those without bounds, is regularly executed in an undertaking or association through procedures that meet or finish the partners' vision and desires in this matter. Sustainability objectives and goals are relied upon to be met with a compelling engagement of partners with advancement measured through the utilization of some type of an appraisal apparatus. On the other hand, sustainability appraisals should first answer two inquiries before selecting the suitable apparatus. To start with, figuring out what ought to be measured must be chosen. This could be mostly replied by comprehension the starting points, basics and standards of supportability. Second, deciding how to quantify the arrangement of criteria must be tended to. Estimations can go from target and quantitative to more subjective or subjective measurements. This might mostly clarify the moderate advancement of specific regions in supportability reporting. Noting such

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straightforward expressed inquiries turns out to be all the more difficult while considering that there is still no assentation among partners on which components are to be considered as a major aspect of the triple primary concern. Also, applied regions, for example, the starting points, basics, standards, model determination and estimation procedures, are as yet advancing and experiencing face off regarding exhibiting the outset stage in which economic improvement at present exists.

In spite of the fact that there is no basic understanding around a few parts of sustainability, there is assurance in the requirement for the advancement and execution of devices to gauge the advancement made towards its goal(s). Supportability evaluations then get to be instruments to decide the level of accomplishment for the execution of full scale level policies, plans, and programs (PPP) at authoritative and venture level(s). In addition, the evaluation process suggests the presence of methodologies, models, examinations, instruments, procedures, systems, and techniques to quantify execution with pre-set up norms, rules, variables, or other criteria. Because of not just the immense and different number and progressing advancement of existing apparatuses additionally the nonstop improvement of others to meet partners' vision of sustainability, it is trying to locate a sole archive fusing every one of them. In any case, the writing offers audits, cutting edge, reviews, groupings, portrayals, and correlations.

Among the distinctive apparatuses for sustainability evaluations, markers and composite records are perceived as effective choice making and reporting instruments. In addition, allude to those markers and records consistently measured and computed as devices for following of longer-term sustainability patterns from a review perspective; consequently, chiefs can comprehend these patterns for the making of transient projections and significant choice for what's to come.

Specific consideration has been given by experts and partners to the improvement and environmental and sustainability rating system (ESRS) that present the appraisal results as composite records. These appraisal forms assess the execution of chose parameter (i.e., criteria) by contrasting real execution with pre-built up limits or baselines. The structure of rating frameworks commonly incorporates a progression of criteria assembled in territories of "importance" (i.e., classes) for simple distinguishing proof and administration. In addition, the engineer of the rating framework makes a weighting framework that doles out every measure an individual weight in reference to other criteria. The weights are then interpreted into focuses which are regularly a standout amongst the most basic issues for civil argument as the weighting circulation typically contrasts opposite framework to framework. In fact, points out that explanations for the decisions in the choice and weighting of every rule are not express. Some assigning so as to appraise frameworks take an oversimplified approach level with weight or indicates every foundation recommending that all criteria are just as important. Cole (1998) calls attention to the absence of accord on hypothetical and non-subjective philosophy for allotting weights (i.e., weighting elements). In addition, Ding (2008) brings up the absence of an agreement based methodology or palatable strategy for the task of weights. Larsson (1999) and Todd et al. (2001) indicate that such "shortcoming" in these sorts of appraisal frameworks might prompt the control of results to enhance general scores while Ding (2008) alludes to the tedious errand of routinely upgrading the weighting coefficients. At long last, the general execution (i.e., last score, absolute focuses) is given by the expansion of each rule's weights or focuses if the association or venture has met the pre-

set up necessities. In like manner, in view of the quantity of focuses, the association or venture can be arranged, affirmed, positioned, or recognized as "green or manageable".

2. A requirement for expansion

To accomplish a change in sustainability execution, the building business has utilized rating framework as rules for creating and actualizing its vision of sustainability and mechanical advancement. In any case, as sustainability is a zone of fast change, the building business and evaluation devices must adjust as well as adjust to meet the dynamic and rising requirements of partners. Such advancement has come about either in the homogenization of appraisal practices with the point of benchmarking execution or adjustment of existing apparatuses and/or improvement of new ones to meet particular dreams of sustainability.

All through the diverse periods of the structures life cycle (e.g., plan, development, operation, upkeep, remodel, devastation) partners see distinctive advantages inherently found in the advancement and usage of ESRS. While contentions in regards to the formal can be gotten notification from associations and ventures' partners, the apparatuses have served as an instrument to actualize more economical practices in the building business and advance a genuine upheaval in the ranges of outline, development, operation, support, remodel, and obliteration of activities (e.g., structures, schools, retail, homes). A percentage of the advantages might even now under level headed discussion and a few claims legitimately go similarly as calling for further examination to logically demonstrate the upsides of executing the green and economical methodologies recommended in rating frameworks.

A few advantages are substantial and quantifiable (e.g., decrease of vitality and water utilization, nursery gas outflows) while others are characteristically present yet subjective in nature. Execution reporting is unquestionably advantageous for inside and outer partners. Thus, distinctive commercial enterprises normally utilize pointers known as key execution markers (KPI) which can be connected for the reporting of social, ecological and monetary execution. Partners might comprehend the utilization of markers; on the other hand, when given data (e.g., supportability reports) that incorporates chose pointers (SDIs) tending to social, financial and ecological execution, the reporting power makes the presumption that those SDIs, and their benchmark, are generally acknowledged and caught on. ESRS encourages information reporting and understanding as the appraisal instruments introduce the outcomes in a composite number or rate which can be effectively thought about against a pre-built up positioning demonstrating the undertaking or association has met or not the required norms for a "green" or practical execution.

Following the distinctive evaluation approaches, models, examinations, instruments, procedures, techniques, and philosophies have, yet there is additionally a need to investigate the adjustment of rating framework strategies for other modern settings. Positively, markers are right now utilized as a part of different commercial ventures, for example, mining, oil and gas or vitality however there is no formal usage of ecological or supportability rating system(s) extensive that is found in the building business. Besides, while the building business has a huge assortment of appraisal instruments including ESRS, different commercial enterprises are a long ways behind in the "green" transformation from the confirmation of associations and ventures through the usage of ESRS stance. Additionally, the mix of practical advancement hypothesis and basics,

Continual performance improvement (CPI), and multi-criteria choice investigation (MCDA) is the base of the appraisal procedure. The adaptability and flexibility of the rating framework permit its execution for tasks and can even be adjusted to assess sustainability execution at the hierarchical level of companies. By fusing the persistent execution change component the appraisal strategy permits ventures and associations to base their last supportability execution score on real execution and weights of actualized methodologies (i.e., criteria) while permitting change consistently.

3. Potential advantages of creating and executing rating frameworks

The fast improvement of the "green unrest" and market change of the building business are the aftereffect of the substantial advantages seen by partners in the execution of "green" and maintainable development procedures. Such unrest has been—to some degree—helped with the advancement and usage of ecological rating frameworks as the arrangement of criteria incorporated into the evaluation device regularly addresses the utilization of less vitality and water and decrease of life-cycle natural effects. Then again, current building assessment frameworks don't suitably consider and coordinate the multidimensionality of sustainability as the configuration of evaluation procedures overwhelmingly supports the ecological viewpoint of sustainability, innovation concerns, and certificatory procedures as opposed to filling the needs of being explorative. As supportability develops and partners' needs enhance, natural rating frameworks will have minimal decision yet to move towards a triple primary concern way to deal with incorporate criteria underlining the assessment of the social and financial execution of associations and ventures. In this manner, potential advantages are to be separated between those perceived in view of the execution of these appraisal devices and those experienced behind the generally "green unrest." therefore, with the point of starting the required open deliberation for enhancement and inspiring the advancement and usage of ESRS in other modern areas other than the building business a potential arrangement of advantages are proposed in the accompanying sub-segments. The arrangement of advantages of creating and actualizing ESRS for commercial ventures, for example, mining, oil and gas, and vitality among others are introduced and proposed as potential advantages for the association and its interior and outer partners included in every period of the undertaking life cycle (i.e., outline, development, operations, upkeep, remodel, devastation). While some potential advantages can be contended pretty much as an aftereffect of the usage of "green" and supportable techniques, the ones displayed in taking after sub-segments are to act as one because of the linkage among them in introducing the requirement for expansion of ESRS.

As mechanical parts other than the building business ought to consider the effectively showed advantages of these appraisal instruments, the accompanying segments highlight potential advantages for associations and partners (both interior and outside) in ranges including yet not restricted to key and hierarchical administration, authority and corporate social obligation, partner engagement and administration, social, monetary and natural execution assessment, reporting and change.

3.1. Setting associations and activities' triple bottom line

Poveda and Lipsett (2014) bring up that sustainability is still in the early phases of advancement and that information here is quickly creating and developing. While the most well-known triple primary concern approach incorporates the social, financial, and natural columns, different methodologies utilize two columns (i.e., human frameworks and environmental frameworks) or more than three (i.e., biology, society, society, economy, and nation). Furthermore, supportability beginnings, essentials, and evaluation philosophies among different ranges are of broad verbal confrontation and all around acknowledged regular grounds are still to be discovered (Poveda and Lipsett, 2014a). Thus, associations are confronted with not just the test of creating, comprehension and actualizing their own particular supportability systems additionally characterizing the parameters to incorporate into the "triple" primary concern that meets the vision and requirements of partners. As ESRS incorporate a scope of criteria for accreditation purposes, the criteria chose to be met looking for the "green" or practical affirmation characterize those zones of enthusiasm for partners; in this manner, the "triple" main concern for a particular task is molded by the determination and execution of those criteria. It is then required for the evaluation apparatuses to have the attributes of adaptability, materialness, and versatility keeping in mind the end goal to adjust to the element and multidisciplinary parts of sustainability.

3.2. Execution, decrease of effects and meeting sustainability targets

ESRS are supporting apparatuses for the usage of execution magnificence procedures in various periods of the venture life cycle. As targets (i.e., baselines and edges) are built up in right on time phases of the tasks, the metric intended for assessing the execution of every criteria gets to be crucial components for the compelling connection between PPP at large scale levels and objectives and goals at authoritative and venture levels. From the assessing and enhancing execution angle, evaluation devices offer nonstop backing at various phases of the ventures in which the appraisal results get to be basic inputs in lessons learned sessions for the association and directors to affirm, adjust or wipe out existing procedures. Measuring execution, diminishing effects and meeting sustainability destinations are interconnected viewpoints as partners set up the targets for lessening of social, financial and natural effects while these are to be measured all through the task life cycle. Mateus and Bragança (2011) call attention to the interrelation among the different issues of sustainability and the consequences created from the association in the middle of structures and their surroundings; thus, the criticality of considering all measurements of supportability keeping in mind the end goal to level a building venture "practical." ESRS incorporate into their evaluation structure – as criteria or SDIs – an extensive variety of parameters with the point of addressing partners' needs and concerns. Extra advantages of criteria and pointers allude to them as data suppliers of impacts in a specific industry and the effects in development and operations of associations and ventures (Bragança et al., 2007). With respect to criteria and marker determination, ESRS have the normal for versatility as various parameters and weighting variables can be changed to meet supportability destinations while diminishing social, financial, and natural effects inherently expected all through the associations and venture life cycle.

3.3. Choice making process all through the undertaking's life cycle

The execution of a natural or sustainability rating framework demonstrates sticking to a particular vision for supportability while tending to the requirements of the association or task's partner. Every basis incorporated into the structure of the rating framework is intended to help the choice making process all through the venture life cycle. Leaders in associations and ventures should follow a base number of criteria so as to get the "green" or economical confirmation. Beginning at the authoritative level, sustainability appraisal apparatuses (e.g., ESRS) impact the business society as the usage of "green" practices sways one of the association's main concern, benefit; therefore, leaders assess the expense of sticking to the prerequisites of a rating framework, the arrival of venture (ROI) and advantages of subjective nature among different elements. At the undertaking level, the backing of ESRS creatures in the starting advancement and business case period of the tasks in which choices are for the most part money related qualities. After leaders have selected the usage of the "green" or economical rules given by the evaluation instrument, plan, development, operations, upkeep, and different choices are to be adjusted to the diverse criteria incorporated into the rating framework with the point of confirming the venture as "green" or manageable. Consequently, evaluating frameworks are looked for as choice making apparatuses for the help of associations and partners in the usage of their vision for sustainability through key choices.

3.3. Financial aspects all through the undertaking's life cycle

Existing ESRS target investment funds for undertaking proprietors through the usage of more proficient procedures. Through the choice of criteria, water and vitality utilization, nursery gas outflows, and waste diminishment among different ranges are ordinarily incorporated into the evaluation process. Accordingly, least prerequisites must be met for activities to achieve the "green or reasonable" status of the beforehand concurred target level of affirmation. Yudelson (2008) distinguishes monetary advantages of "green" structures in four fronts: lessening of working expense by diminishing the power utilization which is the most well-known vitality hotspot for structures, decrease of support expense by leading complete utilitarian testing of all vitality utilizing frameworks before inhabitation, increment of building esteem specifically associated to vitality sparing, and tax cuts are offered by nearby, state or commonplace and/or elected legislative powers as a motivating force for the usage of green procedures. These advantages right now guaranteed by the "green" building industry are substantial and quantifiable if sought and to be considered by other industry areas while presenting the business defense for the potential improvement and execution of ESRS.

3.4. Profitability

The World Green Building Council (2013) presents a business defense for the development of green structures by mulling over the parts of work item results, markers of wellbeing, (for example, non-attendance), and pointers of prosperity, for example, stress levels and state of mind. In any case, components affecting efficiency, wellbeing and prosperity are hard to confine as well as be acting synergistically. Loftness et al. (2003) present various contextual investigations in which picks up in efficiency are connected to giving temperature control to every specialist, enhancing ventilation, enhancing lighting plan, and having admittance to the common habitat through sunlight and operable windows. Also, the NSR/IUCRC Center for Building Performance and

Diagnostics at Carnegie Mellon University (2004) exhibit efficiency increases through the execution of green and supportable techniques as takes after: a quarter century show additions of 0.7–26% with the establishment of elite lighting, eleven studies join increases of 0.45–40% through imaginative daylighting frameworks, and eight studies identified with characteristic ventilation and blended mode frameworks brought about increases of 3–18%. Despite the fact that the confirmation exists, the building business stays distrustful of the advantages of enhancing indoor situations (World Green Building Council, 2013). By and by, building sorts other than those looking for confirmation have likewise appeared to profit by the usage of "green or economical" components (World Green Building Council,

3.5. Association of data for confirmation process and execution assessment

The structure of ESRS ordinarily takes into account more straightforward association of data by topic all through the confirmation process and/or assessment. Evaluations devices, for example, LEED and BREEAM use comparable structures: LEED utilizes credit classes to compose the diverse requirements and credit ventures and each LEED rating framework is comprised of a blend of credit classifications (U.S. Green Building Council, 2014b). Correspondingly, BREEAM utilizes classifications to compose the evaluation criteria that incorporate a rundown of necessities for the quantity of earned credits to be allocated (BRE, 2014b). LEED and BREEAM accreditation forms rank the tasks taking into account the quantity of credits aggregated. The quantity of credits fluctuates on the appraisal criteria assessed; every evaluation criteria might incorporate least (no credits) and/or different criteria necessities for credit to be granted. Therefore, appraisal criteria utilized for the assessment of SDIs (sustainable development indicators) under certain class are composed with the aim of maintaining a strategic distance from duplication of credits (i.e., focuses) guaranteed and encouraging the accreditation process by showing an engaging arrangement of the prerequisites (i.e., evaluation criteria) for each SDI. Also, by allocating classifications or credit classes the engineers of the appraisal apparatuses try to give clarity about the purpose of every issue. Those ESRS created – or to be produced – utilizing appraisal philosophies as a part of which focuses are assigned taking into account real execution of criteria give the extra advantage of introducing the consequences of execution assessment by criteria, SDIs, zone of greatness (i.e. classification or credit class) or general association or venture. To that end, the appraisal apparatus structure additionally encourages the accumulation of information in a productive and composed way with the end goal of assessing execution.

3.6. Accumulation, reporting, and translation of information for partners and stockholders

Incomplete and general sustainability execution measured utilizing criteria (i.e., variables or credits) specifically connected to associations or venture's real execution shows the periodical gathering of information with the point of looking into (part of the arrangement do-registration cycle for ceaseless change) pre-set up execution targets. Natural or supportability rating framework appraisal approach is planned in view of measuring the genuine execution of the association or ventures, the consequences of execution assessment – tended to in the past sub-segment – can be utilized to help the procedures and methods of the association's sustainability administration framework (SAF) with the point of persistently enhancing ecological, financial and social sustainability execution and

reporting of associations and ventures. While it is basic the execution of "green" and feasible methodologies in right on time phases of the ventures (i.e., outline), partners and stockholders are just as, if not more, intrigued by the association or undertaking's execution in the later phases of development, operation, and support. Moreover, current reporting procedures for supportability incline towards to intermittently show the data demonstrating the association or venture social, monetary and natural execution; then again, sustainability reports regularly do exclude data connecting every pointer (i.e., criteria) to an objective (i.e., standard or edge) so as to help partners and stockholders with the translation of information. Such baselines and limits are components not just set up as pointers for meeting execution targets additionally required for taking restorative activities if necessary in the street to fulfilling the partner's supportability vision. Therefore, it is important to advocate for the advancement and usage of ESRS whose evaluation procedure depends on the genuine execution of the "green" and economical techniques actualized in ahead of schedule phases of the undertakings (i.e., outline stage) rather than giving the mark of "ensured" with the desire that methodologies fill in

3.7. Execution benchmarking

Two essential difficulties are experienced in the determination of sustainable development indicators (SDIs) and benchmarking of supportability execution. To start with, the choice procedure of SDIs including their ID, arrangement and estimation (i.e., choice of measurements). Second, the uniqueness experienced in the necessities of every group, association or venture. The main test can be helped with a viable partner engagement and administration in the choice making forms while the second test must be considered by thinking about the versatility, adaptability and relevance of the appraisal apparatus. Thus, partners have gotten to be dynamic members in the advancement of rating frameworks while helping their effective usage showed in the building business with appraisal instruments, for example, LEED and BREEAM that have possessed the capacity to adjust to the degree of being utilized as a part of countless around the globe for the evaluation and benchmarking of sustainability execution of an extensive variety of tasks sort. Moreover, rivalry is a urgent part in open markets for keeping advancement and persistent execution change forms alive; thusly, appraisal and benchmarking of execution get to be components of critical significance for the associations' interior and outside partners. The arrangement of criteria incorporated into ESRS tries to institutionalize those territories of execution to be assessed and afterward benchmarked among those undertakings or associations inside of an industry utilizing the same appraisal apparatus.

3.8. Risk and opportunity administration

The danger technique executed (e.g., shirking, exchange, alleviation, or acknowledgment) by chiefs due to specific occasions or conditions comes about either in a positive or negative impact on the undertaking's goals. "Managing supportability issues is subsequently the same to managing other danger; venture choices are made on the premise of drawback and upside dangers, including those displayed by sustainability" (World Green Building Council, 2013). Accordingly, the usage of "green" and manageable systems incorporated into ESRS offers open doors for leaders to amplify positive dangers while minimizing negative ones. Green or maintainable ensured structures offer alternatives and open doors for danger administration; Yudelson (2008) states "green building confirmation can give some gauge of assurance against future claims through

outsider check of measures introduced to secure indoor air quality, past simply meeting code-required essentials." Other advantages identified with danger allude to quicker allowing or extraordinary grant help as sort of danger moderation and green affirmed structures in the private segment are speedier to deal or renting while are seen as less dangerous by safeguards. From the financial specialist stance, the World Green Building Council (2013) calls attention to "speculator hazard identified with the potential diminishment in worth or increment in expenses connected with holding a venture. It might likewise identify with the brand quality of a speculator and in this manner the capacity to draw in value and obligation aggressively." Additional to venture dangers, "green" structures include other money related, market, industry, execution, and authoritative danger (Durmus-Pedini and Ashuri, 2010). As inside and outside partners are confronted with various dangers in each period of the task, execution of "green" and economical techniques can be utilized as an instrument to proactively deal with every danger as an approach to "future-proof" the venture.

3.9. Market and Industry transformation

The execution of green or supportable methodologies to meet the necessity of evaluation instruments advances the change of business sectors and commercial ventures by testing "business as usual" approach. It supports the usage of inventive and effective techniques with the point of minimizing social, monetary and natural effects while addressing the partner's needs. While the execution of ecological or sustainability rating framework encourages and helps market change, it additionally intrinsically demonstrates an immediate or roundabout effect on the associations and venture partners. Some normal exercises or regions contributing for changing the business sectors and/or commercial enterprises are: (1) developers, designers and providers of goods (i.e., materials) address the change by introducing new materials, modifying existing ones or taking out of the market those not meeting required specifications, (2) university, institutes and private organizations adapt research programs, (3) design improvement and innovation of electrical, mechanical, and other equipment, (4) implementation of social and economic programs, (5) local businesses become providers of goods environmentally friendly, (6) organizations and projects procurement practices adjust procedures for acquisition of goods, services or works from outside external sources, (7) engineering companies and design professionals modify practices and procedures to meet the requirements of "green" and sustainable designs, (8) construction and operations, and maintenance organizations are required to adjust to new practices throughout the project life cycle, and (9) engineers, managers, and different experts must upgrade their arrangement of abilities and sometimes get the "permit or qualification" to show among different reasons the correct level of aptitude in the execution of the methodologies asked for in the rating frameworks.

3.10. Organizations as pioneers and leaders of the way

Since ESRS are not normal outside of a chosen few commercial ventures, associations that do grasp them have the chance to be seen as pioneers and pioneers in their field. Thusly, these associations can impact inventory network accomplices, retailers and clients to deal with their assets in ways that upgrade both natural and social effects (Howard-Grenville et al., 2014). One such case is the situation of Walmart which has grasped an objective of turning into a model in ecological sustainability. Through their endeavors, they have affected their company's inventory network compelling different firms to fit in with the guidelines which it has set up. All the more comprehensively, early adopters of ESRS advantage from two key regions: setting industry standards and associations with wide

systems. To start with, right on time adopters frequently get to be synonymous with new social or ecological activities. A first mover favorable position additionally gives the association the capacity to set up the weighting of segments inside of a rating framework to make it more profitable for itself. This sets priority for an industry making it additionally trying for ensuing adopters to update. Second, adopters of these appraisal instruments can create expansive systems in two unique ways. Early adopters can utilize rating frameworks to make coalitions of different offices to shape the rating framework to meet its objectives and targets. Later adopters advantage by uniting with the developing system of associations who offer comparable objectives and goals. This can prompt the joining of existing best practices and in addition expanded authenticity through relationship with the system.

3.11. Local groups and straightforwardly affected stakeholders

Only a couple of decades back, most saw an association's obligation towards society and nature to include minimal more than to augment benefits. Today, associations can't disregard partners which are specifically or by implication affected by their operations (Freeman, 2010) as society spots more noteworthy desires and responsibility on their activities. Research demonstrates that when firm operations overflow into the general population territory, automatic projects structure (Barnett and King, 2008). An ecological or supportability rating framework can be one conceivable result. To start with, it would give some confirmation and backing to nearby groups and partners that their worries are being tended to. Second, it would guarantee that associations don't work with an unlimited power to expand benefits yet should know and address the worries of their partners. For instance, oil and fracking organizations would need to consider the utilization of water in their operations and the effect on adjoining groups. A rating framework gives extra advantages than an administrative situation too since rating frameworks recognize associations that work insignificant models and those that undertake extra activities. Through this, associations get positive prizes and criticism for finding a way to guarantee that the requirements and worries of its partners are being tended to.

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