



*Part One:*  
*Green Villa Program Introduction*  
*Green Villa Sample Certificate*  
*Green Villa Checklist*

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## **Green Villa Membership Program**

*Promoting Sustainable Tourism and Responsible  
Development*

### **St. John, US Virgin Islands**

**6,000 residents** according to the 2010 Census.

However, as a gateway community our population is

**More than 1,000,000 visitors annually**

**Visitors are drawn by the beauty and culture of  
St. John and to the VI National Park.**

**Our visitors “love to come to St. John” which creates  
a huge environmental “footprint”!**

**IGLA’s Green Villa Membership Program  
wants to help REDUCE that footprint!**

## St. John: A Sustainable Future

The Green Villa Program intends to address the discrepancy between St. John's small population and the huge impact its tourism industry, with 1000 rental villas is having on the island, its environment and its culture.

IGLA believes that with guidance this important economic industry can significantly reduce its impacts to the environment and foster a world view of St. John as a

**“green island”**

**Encouraging Sustainable Tourism.**

## Green Villa Program Membership Incentives

- Water conservation: **Reduce villa water use and costs.**
- Energy Conservation: **Reduce villa energy use and costs.**
  
- Use of the **Green Villa Membership Logo and Certificate.**
- **IGLA website Directory & Map promoting *St. John's Green Villas***
  
- An **IGLA Green Villa Handbook** for guests use
- **IGLA provided Signage “Live Like A Local”** for energy, water, pool and AC use while staying on island.
  
- **IGLA provided green training materials for operations and maintenance staff in the Green Villa Handbook.**
- **IGLA Facebook post and link to your villa's Facebook Page**

**Build pride and protect St. John**

# Green Villa Program Online Certification Checklist

The checklist has been developed to give every villa and residence an opportunity to do their best in “greening up”, reducing their expenses and attracting additional villa business.

## Green Villa Checklist Topics

- Green Villa Operations and Maintenance
- Green Villa Water Conservation and Management
- Green Villa Energy Conservation and Management
- Green Villa Air Conditioned Buildings
- Green Villa Swimming Pools
- Green Villa Physical Site Conditions
- Green Villa Building Envelope and Structure
- Green Villa Light Pollution
- Green Villa Landscaping, Green Belts and Native Vegetation

## Green Villa Program Levels:

Point Range 0-135 Points

3 Star Green Villa      70%      94 Points

4 Star Green Villa      80%      108 Points

5 Star Green Villa      90%      121 Points



**IGLA believes that being “green on a green island”  
is good for Visitors, Businesses and Residents.**

## Green Villa Program Honor Agreement

I \_\_\_\_\_, Owner/Manager of the Villa(s) \_\_\_\_\_ hereby agree to honor and uphold the following certification agreement with the Island Green Living Association that I have honestly completed all Villa Checklist items truthfully and that my Villa complies with all of the answers I have given. Further, that I will continue to maintain and operate my villa(s) according to the **Green Villa Certification Agreement** while I am a **Member of the Green Living Program.**

**This is a contract between IGLA & the Villa Owner /Manager which stipulates you agree to maintain the Villa according to Green Villa standards and allow for a pre-scheduled villa inspection by IGLA representatives.**

## Green Villa Training & Signage

**The Green Villa Handbook: An Operation and Maintenance Training Manual** for owners, managers and staff will be made available to Green Villas, with optional training conducted by IGLA staff.

**Green Villa SIGNAGE Package: "Live like a Local"**

- Water Conservation Suggestions** including signage for Kitchen, Bath & Laundry usage.
- Energy Conservation Suggestions**, including Air Conditioning use, Windows & Doors, Lights & Fans and Spa Signage
- Recycling Directions & Bin Locations.**
- Kitchen Composting Guidelines.**

## The Green Villa Program Fees

### Green Villa Members:

The Program encourages Villas to move up from 3 STAR to 4 STAR and 5 STAR. As an incentive the Fee scale decreases as Villas become "greener". Additionally, individual owners/or managers of multiple green villas will receive a 15 % Commission for Initial Certification.

#### Single Villa Annual Membership

(Includes Web Graphics/GV Logo, Signage, Certificate & Green Villa Handbook)

**3 STAR Villa - \$250.**

**4 STAR Villa - \$225.**

**5 STAR Villa - \$200.**

Multiple Green Villas (2-or more) = 15% Commission from IGLA

## The Green Villa Program Proposed Villa Management Company Program Fees

### Villa Management Companies

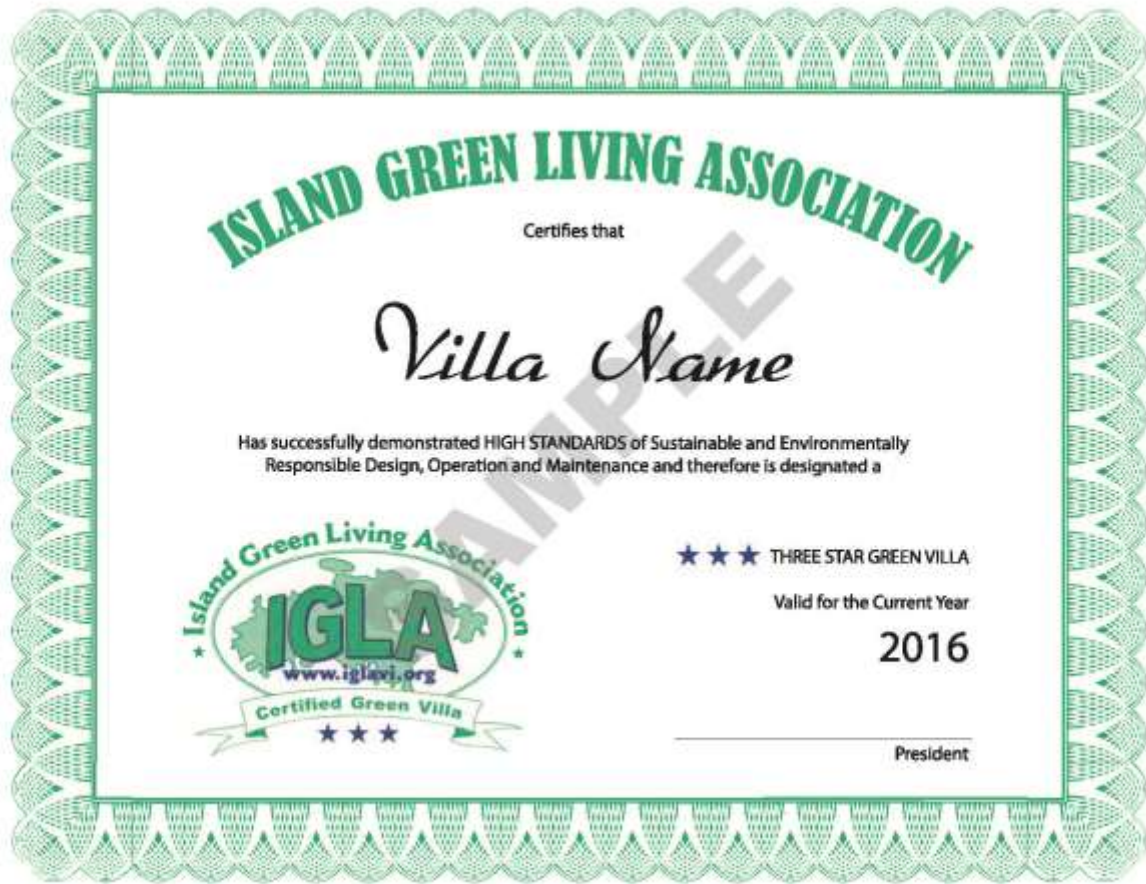
**Multiple Green Villa Incentives.** Villa Management Companies who sign up 5+ Villas will automatically be listed and promoted by IGLA as a **Green Villa Management Company**.

To further encourage and offset the time spent to Certify multiple villas, IGLA will pay the following Green Villa Certification Commission to Villa Management Companies.

#### Villa Initial Membership

2-or More Members = 15% Commission

## Green Villa CERTIFICATE:



## Green Villa Checklist:

### 1.0 Green Villa Operations and Maintenance: 20 Points

*Green Goals: Villa has implemented the following guidelines and policies on Green Operation and Maintenance. This Green Villa;*

- *Does not use toxic products or services that are detrimental to human health or the environment,*
- *Does not generate excessive land fill waste,*
- *Prevents pollution of the natural environment and*
- *Promotes water and energy conservation.*



1.1 Villa uses environmentally friendly, biodegradable kitchen, bath and home cleaning products and does not use toxic home cleaning products. (3 Points) Visit: <http://www.ewg.org/consumer-guides>

Yes

No

1.2 Villa provides re-usable shopping bags to help minimize the use of over 500,000 single use, disposable plastic grocery bags sent to the landfill annually on St. John. (1 Point)

•  Yes

•  No

1.3 Villa provides filtered, drinkable tap water and/or a bulk water dispenser that minimizes the use of single use, disposable plastic water bottles. (2 Points)

•  Yes

•  No

1.4 Villa supplies re-usable (preferably stainless steel) water bottles and beverage containers for beach or outdoor activities. (1 Point)

•  Yes

•  No

1.5 Villa provides cloth napkins and kitchen towels for guest use rather than “single use“ paper products, which are discouraged. If paper products are provided for guests they should contain "recycled content", when available. (3 Points)

•  Yes

•  No

1.6 Villa agrees to provides a home kitchen composting area with (IGLA supplied) posted written instructions for guests (3 Points)

•  Yes

•  No

1.7 Villa provides natural insect repellants as an alternative to toxic aerosol sprays. (1 Point)

•  Yes

- No

1.8 Villa provides “reef safe” sunscreens for guest use. (1 Point)

- Yes
- No

1.9 Villa provides a separate bin for aluminum can recycling with a notice of the location of the nearest can depository. (2 Points)

- Yes
- No

1.10 Villa agrees to implement an IGLA supplied continuing education program for caretakers, house cleaners, pool, landscaping & other maintenance personnel with the use of proper green technique and products. (3 Points)

- Yes
- No

Total of 20 Points: Section 1.0

## 2.0 Green Villa Water Management: 17 Pts

### *Green Goals: Water Management and Conservation.*

- *A Water Management & Conservation Plan for the Villa has been developed.*
- *Villa agrees to post Water Conservations Suggestions for Guests (IGLA supplied graphics).*
- *Use an ecologically balanced Onsite Sewage Disposal System (where not connected to a municipal sewer system).*
- *Develop rainwater, storm water and gray water collection systems to maximize retention onsite and minimize runoff.*
- *Use non-potable (gray) water for landscape irrigation.*

2.1 Use of an ecologically balanced On Site Sewage Disposal System ‘OSDS’ (where not connected to a municipal sewer system). Villa does not have a traditional septic system with leach field. Note: Traditional Septic Systems can cause non-point source pollution when not properly maintained. (3 Points)

- Yes

- No

2.2 Gray water collection system to collect rainwater from driveways, parking areas, decks, porches and patios for reuse on the property (landscape irrigation system) or to be collected in rain gardens or sediment basins. (3 Points)

- Yes
- No

2.3 Water conserving toilets installed throughout entire villa (1.6 GPM per flush, maximum) (1 Point)

- Yes
- No

2.4 Low flow shower heads installed throughout entire villa. (1 Point)

- Yes
- No

2.5 An Energy Star dishwasher (or no dishwasher) is installed & labeled (3 Points)

- Yes
- No

2.6 An Energy Star washing machine is installed & labeled. (3 Points)

- Yes
- No

2.7 Villa has front loading washer. (2 Points)

- Yes
- No

2.8 Villa has posted (or agrees to post) IGLA supplied signage for Water Conservation Suggestions. (1 Point)

- Yes
- No

Total of 17 Points Section 2.0



## 3.0 Green Villa Energy Conservation & Management: 36 Points

*Green Goals: Villa has an energy system in use that*

- *Maximizes energy conservation techniques*
- *Utilizes renewable energy for both water heating and electricity generation*
- *Minimizes the use of electricity generated by burning fossil fuels.*

3.1 Solar hot water heating or on demand systems (tankless electric or gas point of use heaters). (3 Points)

- Yes
- No

3.2 Hot water plumbing lines are insulated. (2 Points)

- Yes
- No

3.3 Renewable energy systems used. Photovoltaic (PV/solar) and/or wind energy systems. (10 Points)

- Yes
- No

3.4 Clothes drying yard or area provided, with clotheslines for solar drying. (2 Points)

- Yes
- No

3.5 Induction electric range w/ convection oven or gas stove, with electric ignition is used instead of electric stove. (Gas stoves with pilot lights do not qualify for use in this checklist) (3 Point)

- Yes
- No

3.6 Low voltage or solar (landscape/parking area) external lighting is used. (3 Points)

- Yes

- No

3.7 75% of lighting fixtures are energy efficient: (LED or Compact fluorescent). (3 Points)

- Yes
- No

3.8 Energy Star refrigerator is installed and labeled. (3 Points)

- Yes
- No

3.9 Energy Star Clothes Dryer (or no clothes dryer) is installed and labeled. (3 Points)

- Yes
- No

3.10 Energy Star ceiling fans are used. (3 Points)

- Yes
- No

3.11 Villa has displayed (or agrees to display) Energy Conservation Suggestions: (Graphics as provided by IGLA). (1 Point)

- Yes
- No

Total of 36 Points Section 3.0

## 4.0 Green Villa Building Air Conditioning: 10 Points

**Green Goals:** *Air conditioning systems can be the single largest consumer of electricity in a building. Building areas with air conditioning systems need special energy conservation systems. Air Conditioned buildings should have;*

- *Insulated roofs,*
- *Tightly sealed windows and doors, preferably with double glazing and low E glass,*
- *Passive solar design features such as sun shading for south and westerly facing masonry walls.*

*Split system air conditioning units should be Energy Star certified or have a SEER (Seasonal Energy Efficiency Ratio) of 19, or higher or an EER of 12.6 (for heat pumps). Higher ratings are more energy efficient.*

4.1 Building design and orientation does not require air-conditioning. (10 Points)  
(Villa does not have air conditioning units) If you answer Yes to 4.1, go to 5.1

- Yes
- No

4.2 Air Conditioned Villa has posted graphics to request that guests turn off air conditioning when leaving the residence and minimize wasteful practices such as leaving doors and windows open when AC units are running. (1 Point)

- Yes
- No

4.3 Air Conditioned villa spaces are tightly sealed and the roof is well insulated to R30. (Jalousie louver windows in conditioned spaces are not allowable for inclusion in the checkpoint) (3 Points)

- Yes
- No

4.4 Air Conditioning units are Energy Star Certified. (3 Points)  
<http://www.energystar.gov/products/certified-products>

- Yes
- No

4.5 Air-conditioned building windows and doors are Energy Star Certified. (3 Points)  
<http://www.energystar.gov/products/certified-products>

Yes

No

Total of 10 Points Section 4.0

## **5.0 Green Villa Swimming Pools: 9 Points**

**Green Goals: Large, uncovered pools evaporate a remarkable amount of water every day. Pools with electric heaters use a tremendous amount of electricity every day. Special energy and water conservation techniques should be installed to maximize conservation.**

5.1 Villa has no pool. ( 9 Points) If you answer Yes to 5.1, go to 6.1

- Yes
- No

5.2 Villa Pool is not heated or if heated has a solar thermal heating system, or an AC heat pump transfer system and a thermal blanket. (3 Points)

- Yes
- No

5.3 Swimming Pool Area does not exceed 400 square feet, or if larger than 400 square feet has a vapor barrier/thermal blanket pool cover installed. . (3 Points)

- Yes
- No

5.4 Villa has a solar swimming pool pump, a solar grid-tie net meter system to offset the AC pool pump or a high energy efficiency, programmable variable speed AC Pool Pump. (3 Points)

- Yes
- No

Total of 9 Points Section 5.0

## 6.0 Green Villa Physical Site Conditions: 15 Points

**Green Goal: Villa's physical site design and layout provides minimum site disturbance and maximum environmental protection.**

6.1 A native/natural vegetation greenbelt is retained along public or estate roadway. (3 Points)

- Yes
- No

6.2 Surfaced (concrete, pavers or gravel) onsite driveway and parking areas to minimize erosion from storm water runoff. (3 Points)

- Yes
- No

6.3 Permeable surface parking areas used to filter and re-introduce storm water runoff back into the ground. (3 Points)

- Yes
- No

6.4 Storm Water drainage measures implemented on site to minimize site run off (both point and non-point source pollution of the local environment) by retaining storm water on the property through the use of berms, swales, terracing, rain gardens and settlement basins, or collected and stored for grey water landscape irrigation . (3 Points)

- Yes
- No

6.5 Permanent compost areas established on site for landscape trimmings so they are not taken off site to dumpsters. (3 Points)

- Yes
- No

Total of 15 Points Section 6.0

## 7.0 Building Exterior Envelope and Structure. 10 Points

### Green Goals:

- *The building has been designed and positioned on the site to be responsive to tropical architectural design considerations, including trade winds and sun paths, minimizing the use of mechanical cooling and ventilation systems.*
- *The building is designed and constructed to provide a safe and healthy human habitat.*

7.1 Building design incorporates “passive solar design features”. Masonry walls facing south, southeast or southwest are shaded with natural vegetation, porches, galleries, trellises or other design features to minimize heat gain on the walls and within the structure from the sun during the day. (3 Points)

- Yes
- No



7.2 Non Air conditioned spaces have either an insulated roof or a radiant barrier installed in the roof substrate. (3 Points)

- Yes
- No

7.3 Low on No- VOC paints, primers and wall coverings used as specified by [greenseal.org/standards/paints.htm](http://greenseal.org/standards/paints.htm). (3 Points)

- Yes
- No

7.4 Tropical vernacular (particular to a region) architectural design elements such as hip roofs, porches and galleries to shade the walls. (1 Point)

- Yes
- No

Total of 10 Points Section 7.0

## 8.0 Light Pollution: 4 Points

**Green Goal:** *The Exterior Lighting System minimizes the amount of ambient light visible from outside the property.*

8.1 No use of outwardly shining (spot) lights on buildings, patios and decks, except for emergency security lighting. (3 Points)

- Yes
- No

8.2 Use of downward facing light fixtures on walls, decks, pools and patios. (1 Point)

- Yes
- No

Total of 4 Points Section 8.0

## 9.0 Landscaping, Green Belts & Native/Natural Vegetation: 14 Points

### Green Goals:

- *Preserving the site's natural vegetation is the simplest and most cost effective form of landscaping.*
- *Native vegetation is already well established on site and will survive in our extreme environment without constant irrigation.*
- *A considerate and effective landscape water conservation plan has been developed for the property.*
- *Natural and organic fertilizers, pesticides and herbicides are used in landscape maintenance. See: Organic Materials Review Institute, OMRI listings: [www.omri.org](http://www.omri.org)*
- *Herbicides, pesticides and fertilizers that are toxic to humans and the environment are not used on the property.*

9.1 Use of locally grown native plants within the landscape plan that are appropriate for the local micro-climate. (3 Points)

- Yes
- No

9.2 Use of non-invasive plants within the landscape plan. (1 Point)

- Yes
- No

9.3 Imported tropicals used in landscaping are concentrated around buildings with drip irrigation and where the most environmental disruption has taken place during construction. As landscaping progresses outward from the habitable spaces it transitions from exotic to native. (1 Point)

- Yes
- No

9.4 Natural and organic fertilizers, pesticides and herbicides are used in landscape maintenance. Villa does not use toxic chemical herbicides, such as "Roundup". (3 Points)

- Yes
- No

9.5 Fruit trees are planted on the property. (3 Points)

- Yes
- No

9.6 An organic vegetable garden is on the property. (3 Points)

- Yes
- No

Total of 14 Points Section 9.0

End of Checklist

Total Points for Sections 1.0 through 9.0: 135 Points

Total Questions for Sections 1.0 through 9.0: 55 Questions

Three Star Green Villa Certification	= 94 Points	70%
Four Star Green Villa Certification	= 108 Points	80 %
Five Star Green Villa Certification	= 121 Points	90 %