

Success Story Hotel Industry

LLEWELLYN LODGE

Llewellyn Lodge is a 6-room bed and breakfast, which has been hosting guests since the 1940's. The half century old gray brick colonial is located in the old quiet residential part of the city and is a short walk from the historic district and all the local attractions, restaurants, and shops.

HVAC and Lighting

Current Initiatives: efficient but old HVAC using natural gas; use of storm windows; some compact fluorescent lighting in place.

Opportunity: replace gas furnace with a modern, more efficient model that meets or exceeds a 90% Annualized Fuel Utilization Efficiency (AFUE) energy-efficiency rating and central air conditioning unit with a minimum Seasonal Energy Efficiency Ratio (SEER) of 12.

Depending on the model selected, the replacement gas furnace can be 25-40% more efficient than the old furnace. Replacing the 10 SEER central air conditioner with a 12 SEER or higher unit will save about \$50 per year and use roughly 20% less electricity.



Water Use and Laundry

Current Initiatives: low-flow faucet aerators in all rooms; low-flow showerheads in most rooms; preventive maintenance of drips/leaks; use of linens service provider that employs "wet" versus "dry" cleaning.

Opportunity: purchase a side-by-side or stacking washing machine that is EnergyStar compliant to replace existing top loader.

In one year, compared to a typical conventional (top loading) washing machine, an EnergyStar compliant clothes washer will save approximately:

- 5,200 gallons of water, and
- 490-kWh of electricity from washer operation and water heating, and
- \$59 in energy and water costs

Maintenance and Housekeeping

Current Initiatives: preventive maintenance of all vehicles/equipment; eliminating use of aerosols; effective systems of storage, labeling, and handling products; some refillable guest amenities.

Purchasing and Front Office

Current Initiatives: purchase of durable/well-made products; 2-sided copying/printing policy, extensive use of electronic documents/records; purchasing from vendors and service providers with a commitment to the environment; utilizing purchasing power to prescribe minimized packaging wastes (shrink-wrapping, excessive packaging) or requiring that vendors take back packaging; reduced volume of regular trash through reusables and purchasing, which decreases the number of pickups.

Opportunity: purchase facial tissue, paper towels, and bath tissue with recycled content.

- Switching to a minimum 20% postconsumer content bath tissue would save 30 pounds of virgin paper, 61.5 kwh of electricity, 105 gallons of water and 1 pound of air pollutants annually.
- Switching to a minimum 10% postconsumer content facial tissue would save 15 pounds of virgin paper, 30.8 kWh of electricity, 52.5 gallons of water and 0.5 pound of air pollutants annually.

Rooms

Current Initiatives: optional linen service for multiple night guests.

Foodservice and Meetings

Current Initiatives: made-to-order food; cloth napkins for dinner guests; composting of food waste; food inventory management and bulk purchasing.

Landscaping

Current Initiatives: use of integrated pest management and organic fertilizers; buffer strips around all bodies of water.

Catch & Release Trout Stream: adhering to principles of sound environmental stewardship, riparian buffers, and no livestock encroachment.



Tissue Savings Calculations for Llewellyn Lodge:

- Assuming 1,500 room nights per year.
- Assume 1 roll bath tissue consumed every 4 room nights and 1 box facial tissue consumed every 4 room nights = 375 rolls bath tissue and 375 boxes facial tissue
 $375 \text{ rolls bath tissue} * 0.40 \text{ lbs./roll} = 150 \text{ lbs.} = 0.075 \text{ tons of bath tissue used per year}$
 $375 \text{ boxes facial tissue} * 0.40 \text{ lbs./box} = 150 \text{ lbs.} = 0.075 \text{ tons of facial tissue used per year}$



This report was developed by Green Seal, Inc., a non-profit organization that strives to achieve a healthier and cleaner environment by identifying and promoting products and services that cause less toxic pollution and waste, conserve resources and habitats, and minimize global warming and ozone depletion. Green Seal conducted "pollution prevention opportunity assessments" at 4 hospitality facilities in Virginia in support of Virginia's *Green Lodging* initiative. For more information, access Green Seal at <http://www.green seal.org/index.html>.

For more information on Llewellyn Lodge: www.llodge.com

For more information on Virginia's *Green Lodging* initiative contact:
Tom Griffin, Outreach Coordinator
VA DEQ Office of Pollution Prevention
629 East Main Street
Richmond, VA 23219
804-698-4545; rtgriffin@deq.virginia.gov
www.deq.virginia.gov/p2/lodging

