



# THE IMPACT OF GOVERNMENT ON THE BUILT ENVIRONMENT



Government policies significantly influence the operations, efficiency, and long-term strategies of commercial facility management. From compliance to sustainability, these policies shape how facilities are designed, maintained, and upgraded. However, staying compliant with constantly changing regulations presents challenges for facility managers. Below are key areas where government policies have the most substantial impact, along with the challenges that come with them:

## 1. REGULATIONS & COMPLIANCE



Government regulations, such as building codes, safety standards, and environmental laws, form the foundation of how commercial facilities operate. Facility managers must ensure adherence to these rules to avoid fines, legal complications, and potential shutdowns. However, keeping up with these regulations can be a significant challenge, as they are often complex and subject to frequent updates. Adapting to new standards may require retrofitting buildings, updating equipment, or hiring specialized consultants—all of which can increase operational costs and disrupt normal business activities.

**Challenge:** The complexity of regulations and the cost of compliance can be overwhelming, particularly for older facilities that may need significant updates to meet modern standards.

## 2. SECURITY & INFRASTRUCTURE PROTECTION

National security policies, such as those from the Department of Homeland Security, directly affect how commercial facilities handle security measures. Guidelines on infrastructure protection, cybersecurity, and emergency preparedness are increasingly critical, especially for large facilities or those deemed part of essential infrastructure. However, implementing these security measures can be both financially and logistically demanding, requiring investments in advanced technology, staff training, and coordination with local authorities.

**Challenge:** Balancing the cost of enhanced security measures with the facility's operational budget can be difficult, especially for facilities that do not have the resources of larger enterprises



## 3. SUSTAINABILITY AND ENVIRONMENTAL IMPACT



Government policies aimed at reducing environmental impact significantly influence how commercial facilities are designed and managed. Facility managers are now expected to adopt green building practices, such as using energy-efficient systems, water-saving fixtures, and sustainable materials. However, staying compliant with these evolving policies can pose challenges, particularly in terms of cost. The upfront investment for energy-efficient systems or green building certifications, such as LEED, can be high, and the return on investment may take years to materialize.

**Challenge:** The initial costs of implementing sustainable practices, along with constantly changing environmental regulations, can make it difficult for facility managers to balance long-term sustainability goals with short-term financial constraints.

## 4. HEALTH AND SAFETY

The COVID-19 pandemic has led to the introduction or tightening of regulations regarding sanitation, ventilation, air quality, and social distancing. Facilities now must meet stricter standards to protect the well-being of occupants. While these measures are essential, they require continuous monitoring and updating, which can stretch facility managers' resources. Additionally, maintaining a healthy workplace while accommodating changing health guidelines can be both costly and operationally complex.

**Challenge:** Adapting to rapidly changing health and safety guidelines while managing operational costs and ensuring compliance is a significant burden on facility managers.



## 5. ECONOMIC INCENTIVES AND SUPPORT



Governments offer financial incentives such as tax breaks, grants, or subsidies for facilities that adopt green technologies or upgrade their infrastructure. While these incentives can help reduce the financial burden, the process of applying for and securing them can be complicated. Facility managers often face challenges in navigating bureaucratic red tape, understanding eligibility requirements, and securing the necessary documentation to take full advantage of these opportunities.

**Challenge:** Securing government incentives requires significant administrative effort, and the benefits may not always justify the time and resources spent.

## 6. CYBERSECURITY

As commercial facilities become more reliant on technology, including building management systems, cybersecurity policies are increasingly critical. Governments provide frameworks and resources to help protect against cyber threats. However, the fast-evolving nature of cybersecurity threats, combined with the complexity of compliance, poses a challenge for facility managers who may not have specialized IT teams or the budget to invest in advanced cybersecurity solutions.

**Challenge:** Facility managers must constantly update their systems to guard against new threats while managing the costs and complexities associated with cybersecurity compliance.



## CONCLUSION:

Government policies undoubtedly play a crucial role in shaping the commercial facility management landscape, ensuring safety, security, and sustainability. However, the challenges of staying compliant with ever-evolving regulations, managing costs, and implementing new technologies can be daunting for facility managers. While these policies drive innovation and improvements, facility managers must constantly balance regulatory demands with budget constraints and operational efficiency.

To learn more about these challenges and how facility managers can advocate for themselves in this rapidly changing environment, we invite you to join us for our...

### October 15th Monthly Meeting - The Impact of Government on the Built Environment

This event will feature a panel of industry experts discussing the impact of government policies on facility management and the importance of advocacy in shaping the future of our profession. Don't miss this opportunity to connect with peers, share insights, and become a more informed advocate for your industry.