INTRODUCTION TO GREEN GLOBES MULTIFAMILY FAQS

Green Globes Multifamily for New Construction (GG MF NC) and Green Globes Multifamily for Existing Buildings (GG MF EB) combine the flexibility of Green Globes (NC and EB) programs with energy and water-specific requirements to achieve consumption savings. This Frequently Asked Questions document is intended for use by building professionals interested in the Green Globes Multifamily certification systems.

To speak with a Green Building Initiative representative about the Green Globes Multifamily programs please call 503-274-0448 or email info@thegbi.org.

FREQUENTLY ASKED QUESTIONS

1. What is Green Globes?

Green Globes offers a different approach: one that provides in-depth support for improvements ideally suited to each project. Building owners and facility managers know their buildings and operations better than anyone else. We respect and leverage that knowledge with personalized assistance to produce best practices in sustainable design, construction and operations. Incorporating third-party Assessors, available throughout the certification process, we forge a partnership that allows experienced green building project teams to excel and reduces the learning curve for those new to green building.
Green Globes Certification benefits help you:

- Reduce operating costs
- Qualify for tax incentives
- Meet government regulations
- Attract and retain employees
- Increase your property’s marketability
- Attract and retain tenants to lease space

2. Who is the Multifamily Program for?

- Anyone looking for a Green Building discount on a new loan on a multifamily building.
- Developers of New Multifamily Buildings
- Lenders refinancing or buying existing multifamily buildings
- Building Owners of Existing Multifamily Buildings, Building Owners selling existing properties.

3. What qualifications does a building need to meet to attain certification through Green Globes Multifamily (New Construction or Existing Buildings)?

The project must be a multifamily building or property with a minimum of 5 units. The Green Globes Multifamily programs are intended to be used for residential buildings on a multifamily property. Other buildings on the property, such as leasing offices, clubhouses, and community centers should use the standard Green Globes program (New Construction or Existing Buildings) and applicable technical manual. Green Globes Multifamily accommodates Low-Rise, Mid-Rise, and High-Rise multifamily buildings.

4. What is included in the final report?

The final report includes criteria for which the building achieved credit, the level of certification attained and recommendations to improve sustainability or rating. The Green Globes assessment and rating program includes a final assessment report which includes three primary components: 1) assessment observations, findings and determinations, in narrative, outline and photo format, arranged by each Environment Assessment Area, that lead to the issuance of the final score and rating; 2)a listing of assessor initiated manual point adjustments in the award of points, primarily based on the site visit and the quality of submitted documentation, which vary from the clients final online responses; these can be net positive or negative, and necessarily include an explanation justifying the variances, and 3) a set of recommendations for the client’s benefit, providing suggestions for future projects and assessments, and/or ideas to better manage the sustainable performance of the building recently assessed. The scope of the recommendations depends primarily on the level of the final score and rating, although a generous scope of substantive recommendations is encouraged.
5. How does the Green Globes Multifamily Rating System provide value to my property?

There’s no argument that an independent verification of a building’s environmental attributes is an all-around positive. Third-party certification helps assure tenants, buyers and the public that claims of sustainable practices are genuine and properly implemented, which in turn offers building owners and developers market advantages and financial incentives.

In many cases, owners and project teams design and construct projects to higher standards of environmental and energy performance but miss or forego certification due to high costs, deadlines and restrictive processes. Without the validation of certification to prove sustainable attributes, numerous green building benefits remain untapped. Green Globes simplifies this process and makes certification achievable to anyone.

Different rating systems can be very lucrative for some building owners and developers in different market sectors depending on how and when they are integrated into design process. Savings can be found through lowered operating costs over the lifetime of the building, discounts offered through lending institutions and local utility incentives. Marketability to keep long term tenants or to attract new tenants.

6. How much does Green Globes cost?

The average residential building’s cost, including certification plaque, based upon 300,000 gross square feet is $19,375 for Green Globes for New Construction certification and $14,575 for Green Globes for Existing Buildings certification. Cost is based upon gross square feet and can be less or more than the average cost provided.

7. How quickly can I get my certification complete?

There are two timeframes for certification - Non-Expedite (normal) and Expedite. All timeframes listed below begin from the point of payment receipt.

- Expedited Certification
  - EB: 30 to 45 days
  - NC: 45 to 60 days, up to 90 days
  - Reports are generally delivered within two weeks of the site visit if all documentation is provided by the end of the site visit
    Delayed documentation will delay report delivery
  - The best chance to meet these dates is to
    - Provide an accurate report delivery date
    - Hire a GGP who is knowledgeable about process and criteria
    - Wire the money and provide wire confirmation
    - Pay the Project Registration possibly with their CC if need access prior to wiring
    - Gather the documentation together ASAP and provide to GGP or assessor
8. What documentation is needed for the assessment?

Documents required are listed on the applicable Pre-assessment checklist. For Green Globes for New Construction [https://www.thegbi.org/training/user-resources/downloads/?topic=Green+Globes+NC](https://www.thegbi.org/training/user-resources/downloads/?topic=Green+Globes+NC), For Green Globes for Existing Buildings projects [https://www.thegbi.org/training/user-resources/downloads/?topic=Green+Globes+EB](https://www.thegbi.org/training/user-resources/downloads/?topic=Green+Globes+EB)

In addition, a completed Multifamily Requirements Assessment Tool is needed to help determine if the project is meeting the Minimum Requirements.

9. What is a Green Globes Professional (GGP)?

Green Globes Professional candidates must demonstrate at least five years of experience working in the sustainability field to be considered for the Green Globes Professional designation, and must undertake regular Green Globes training in order to maintain the designation. Hiring this professional on your project will help you get through the certification project smoothly and quickly.

10. Who should hire a GGP?

Anyone who hasn’t certified with Green Globes in the past should consider hiring a GGP.

11. How can a Green Globes Professional help my project?

You can contract with him/her for the scope of work that best suits your needs. Needs such as:

- Assessing the project’s ability to meet Minimum Requirements
- Completion and submission of the survey
- Identifying and compiling necessary documentation
- Assistance in understanding the process
- Working with GBI and the Green Globes Assessor

12. If a building owner is ready to move forward, what would you tell him/her?

Getting started is simple..

1. Contact GBI and get a quote.
2. The whole GBI process is simple. The main point for the project should create a GBI account, complete the quote request form, wire payment, fill out the survey, compile documentation, schedule assessments with GBI and Assessor, site review, final report and certificate/timing for delivery.
3. List of GGP’s (90% of projects hire a GGP)

4. Next Steps in the Process

- Point of contact - create a GBI account and fill out a quote request form
- Get a proposal in their hands, expedited or non-expedited
- Ordering Assessments and timing
- Order or get email with confirmation to proceed, get the bill to information and process the order
- Wire the money
- Reach out to a qualified GGP to hire if he/she need assistance and advise when hired
- Get a report due date – Critical for choosing an Assessor who can meet requested deadline.
- Is the building owner pursuing incentives offered by Fannie or Freddie?

**INCENTIVES FAQs**

13. Who offers incentives to multifamily building owners and developers?

Fannie Mae and Freddie Mac both offer significant loan discounts to building owners and developers who certify with approved green building 3rd party certification.

Fannie Mae offers a lower all-in interest rate on a loan secured by a multifamily property with a Fannie Mae-recognized green building certification. Recognized certifications are those from the organizations listed below. The property must possess a current certificate prior to rate lock.

14. Is GBI recognized by Fannie Mae and Freddie Mac to offer those incentives with Fannie Mae and Freddie Mac?

Green Globes is recognized by Fannie Mae and Freddie Mac to offer incentives through their green building certification programs.

15. What differentiates Green Globes from other Fannie Mae and Freddie Mac recognized green building certifications?

Green Globes involves a third-party Assessor to answer technical questions, provides support and offers recommendations. Green Globes also offers flexibility (minimum percentage in each category), user friendly platforms and expedited completion for project certification. There are also a lack of obstacles for Green Globes users (minimum requirements that can be achieved a myriad of ways instead of prescribed pre-requisites) allowing more buildings to certify.

16. What does a building need to provide to the lender in order to qualify for a loan?

A final Green Globes certificate provided by GBI will be required to apply for the loan. The certificate will include the name and address of the building, certification date and rating and program offering incentive.
17. What do Fannie Mae and Freddie Mac need for Proof of Certification?

GBI provides a certificate of completion which includes the building name, address, date and level of certification to provide to Fannie Mae or Freddie Mac as proof of certification.

MINIMUM REQUIREMENTS FAQs

18. What are “Minimum Requirements?”

Both Green Globes Multifamily programs (New Construction and Existing Buildings) have energy and water-based requirements in addition to the standard Green Globes requirement of achieving a minimum 35% total score out of all applicable points. The purpose of ‘Minimum Requirements’ is to realize either energy or water consumption savings of 15%. Project teams pursuing a Green Globes Multifamily program certification must identify whether they are targeting A) Energy, or B) Water, each of which have their own requirements. Furthermore, requirements differ between New Construction (including major renovations) or Existing Buildings. Minimum Requirements must be met to be eligible for certification through the program, but are separate from the criteria used in the Green Globes assessment.

To review Minimum Requirements for Green Globes Multifamily New Construction and Existing Buildings, please click here.

19. Do “Minimum Requirements” award points?

No. Minimum Requirements are separate from the Green Globes criteria. Points are awarded for criteria within the survey, not for meeting the Minimum Requirements.

20. Do I have to meet 15% consumption savings for both energy and water?

No. Choose either energy or water minimum requirements. Although it is highly recommended to reduce consumption for both energy and water, it is only necessary to achieve 15% consumption savings for one of the two for certification through the Green Globes Multifamily programs.

21. Do I have to hire a Green Globes Professional (GGP) to assess Minimum Requirements?

No. Although GGPs have been trained to assess whether a multifamily project will meet either Energy or Water Minimum Requirements as part of the Green Globes Multifamily programs, they are not necessary. To move forward without a GGP a waiver must be signed attesting that the project team self-assessed using the Minimum Requirements Assessment Tool and will not be using a Green Globes Professional to verify the achievement of minimum requirements. perform the short, upfront assessment.

22. Is having an ENERGY STAR® Portfolio Manager account a requirement for obtaining certification through the Green Globes Multifamily programs?

Yes. Energy and Water Minimum Requirements for both Green Globes Multifamily for New Construction and Green Globes Multifamily for Existing Buildings require a commitment to entering consumption data (energy or water) into ENERGY STAR Portfolio Manager to track ongoing performance and to share that data with Green Building Initiative for future performance verification. Note that it is not a requirement to obtain an ENERGY STAR Portfolio Manager energy performance score in order to obtain certification, although that is an available option.
23. Are there any exceptions to the Minimum Requirements?
Yes. GBI reserves the right to issue energy or water exceptions on a case-by-case basis as needed for unique circumstances (e.g. function of the building requires a limited amount of high flow fixtures). Multifamily projects must still meet the 15% or greater energy or water consumption savings requirement.

NEW CONSTRUCTION & MAJOR RENOVATION FAQs
24. If a project is already in construction can it still certify with Green Globes Multifamily for New Construction?
Absolutely. Green Globes certifies new construction up to 18 months after occupancy, and existing buildings at any point after 18 months of occupancy.

25. What is the Energy requirement for New Construction?
Building design must achieve 15% or greater projected energy consumption savings over the respective established baseline and must meet the three specified Energy Minimum Requirements. Please click here to view the Energy Minimum Requirements for Green Globes Multifamily for New Construction.

26. What is the Water requirement for New Construction?
Building design must achieve 15% or greater projected water consumption savings over the respective established baseline and must meet the two specified Water Minimum Requirements. Please click here to view the Water Minimum Requirements for Green Globes Multifamily for New Construction.

27. What is the proper procedure for generating an energy model for the project?
For projects that select Energy Minimum Requirements, please review ENERGY STAR’s Guidance Documents web page, https://www.energystar.gov/index.cfm?c=bldrs_lenders_raters.nh_m-fhr_guidance, which includes a link to Simulation Guidelines – Appendix G 90.1-2016 Version 1.0 (December 2017). the guide will provide a framework for creating energy models for multifamily properties including guidance on assumptions used for occupancy-related energy use. Energy engineering consultants can be found in most areas of the country. IBPSA-USA maintains a list of energy modelers (https://www.ibpsa.us/directory) and ASHRAE provides a list of Building Energy Modeling Professional accredited individuals (https://report.ashrae.org/Certification/list?type=BE-MP). Other places to connect with energy modeling professionals include local ASHRAE or AEE chapters.

28. What are the options available for meeting the Multifamily New Construction requirement for Energy Efficient Design?
There are two options available for project teams to meet the Energy Efficient Design requirement, which is part of the Energy Minimum Requirements (and not applicable if following the Water Minimum Requirements):
29. **How do I establish my baseline energy or water consumption use for new construction projects?**

Log into ENERGY STAR Portfolio Manager and enter in your project’s energy or water characteristics.

- Energy baseline for new buildings – use ENERGY STAR Target Finder by entering the projected energy use along with building characteristics such as area, number of units, amenities, etc.
- Water baseline for new buildings – spreadsheet calculation showing the calculated water use compared to an identical building using conventional fixtures.

30. **What if there are non-residential spaces in the building?**

- Residential campuses may use the EPA’s guidance for benchmarking as either individual buildings or as a campus ([https://www.energystar.gov/sites/default/files/tools/How%20to%20Benchmark%20a%20Campus_0.pdf](https://www.energystar.gov/sites/default/files/tools/How%20to%20Benchmark%20a%20Campus_0.pdf)). Campus benchmarking will include support facilities such as clubhouse buildings, maintenance facilities, and common parking structures.
- For high-rise buildings that include combinations of residential, hotel, office, or retail uses ENERGY STAR guidance is to benchmark the whole building. In some cases the residential portion of the building may be less than 50% of the total area. In those cases, for purposes of the sustainability assessment, it may be possible to benchmark only the residential portion of the building if adequate metering is in place to document energy use for residential spaces. Where adequate metering is not available, mixed use properties should pursue the prescriptive path for Water Minimum Requirements.

31. **What is the national median source EUI, and how is it determined?**

Energy Use Intensity (EUI) is a measure of energy use per square feet at a property (energy divided by square foot). With EUI, we can compare different building sizes, allowing for better performance benchmarking. The National Median, based on the Commercial Building Energy Consumption Survey (CBECS) is the mid-point for your property intended to serve as a reference point for your property’s energy use. EPA’s ENERGY STAR Portfolio Manager calculates national median source EUI in two separate ways: 1) Properties with an ENERGY STAR score; and 2) Properties without an ENERGY STAR score. To learn more about how Portfolio Manager calculates National Median Source EUI please visit ENERGY STAR’s website, [https://portfoliomanager.zendesk.com/hc/en-us/articles/211027498-What-is-the-National-Median-](https://portfoliomanager.zendesk.com/hc/en-us/articles/211027498-What-is-the-National-Median-).

32. **What energy efficient equipment and products can we install and use?**

For projects following the Energy Minimum Requirements, and where not already covered by Energy Efficient Design, install energy efficient products and appliances (including clothes...
washes, dishwashers, and refrigerators) from the following, where such products and/or appliances are being provided:

- ENERGY STAR Qualified Product Lists: http://www.energystar.gov/
- AHAM Verifide: http://ahamverifide.org/search-for-products/

33. What are the options available for meeting the Multifamily New Construction requirement for Water Consumption Savings?

There are two paths available for Water Consumption Savings. Select one of the two paths:

- Prescriptive Path - Low Flow Fixtures and Fittings
- Performance Path - EPA 1-100 Water Score

If following the Prescriptive Path for Water Consumption Savings, the project must install WaterSense-labeled low flow fixtures and fittings where installed and/or supplied. In lieu of the WaterSense label, more stringent volume ratings have been identified and must be met. Please click here to view the Water Minimum Requirements, including Prescriptive Path, for Green Globes Multifamily New Construction.

If following the Performance Path for Water Consumption Savings, the project must achieve a water score of 70 or greater using EPA’s 1-100 Water Score for Multifamily Buildings within Portfolio Manager. Click here to view the Portfolio Manager Technical Reference for EPA Water Score for Multifamily Housing, https://www.energystar.gov/buildings/tools-and-resources/portfolio_manager_technical_reference_epa_water_score_multifamily_housing_united.

34. Do I have to install an energy or water meter to obtain certification?

Yes. If following Energy Minimum Requirements, an on-site master energy meter must be installed that provides, at minimum, aggregated whole-project* energy consumption data. If following Water Minimum Requirements, an on-site master water meter must be installed that provides, at minimum, aggregated whole-project water consumption data. Entering energy consumption data into ENERGY STAR Portfolio Manager is a requirement to obtain certification through Green Globes Multifamily for Existing Buildings.

EXISTING BUILDINGS FAQs

35. How long after construction is my building considered an “existing building?”

Green Globes certifies existing buildings at any point after the first 18 months of occupancy.

36. What is the Energy requirement for Existing Buildings?

Demonstrate 15% or greater energy consumption savings over respective established baseline, and must meet the three specified Energy Minimum Requirements. Please click here to view the Energy Minimum Requirements for Green Globes Multifamily for Existing Buildings.
37. What is the Water requirement for Existing Buildings?

Demonstrate 15% or greater water consumption savings over respective established baseline, and must meet the two specified Water Minimum Requirements. Please click here to view the Water Minimum Requirements for Green Globes Multifamily for Existing Buildings.

38. What are the options available for meeting the Multifamily Existing Buildings requirement for Energy Performance?

There are two paths available for Energy Performance Requirement. Select one of the two paths:

- ENERGY STAR Portfolio Manager Path
- Energy Consumption Savings Path

If following the ENERGY STAR Portfolio Path, there are two options available:

- Option 1: ENERGY STAR® Score. For multifamily properties with 20 or more units, achieve an ENERGY STAR performance score of 70 or greater in the Target Finder program.
- Option 2: EUI Reduction. Demonstrate the proposed design targets a 15% or greater reduction of energy use intensity (EUI) compared to the national median source EUI.

If following the Energy Consumption Savings Path, demonstrate 15% or greater energy consumption savings over the respective established baseline. Compare whole building energy data from the previous 12 months against 3 contiguous years of energy consumption use within the previous 9 years (normalized for climate and occupancy). All data must be input into ENERGY STAR Portfolio Manager. The Energy Consumption Savings Path is only available for multifamily properties with less than 20 unites and no energy model.

39. How do I establish my baseline energy or water consumption use for existing building projects?

Log into ENERGY STAR Portfolio Manager and enter in your project’s energy or water characteristics.

- Energy baseline for new buildings – use ENERGY STAR Portfolio Manager by entering the actual utility usage and facility characteristics such as area, number of units, amenities, etc. in order to generate an ENERGY STAR score.
- Water baseline for new buildings – use ENERGY STAR Portfolio Manager by entering the actual utility usage (including water) and facility characteristics such as area, number of units, amenities, etc. in order to generate a Water Score.

40. What is the national median source EUI, and how is it determined?

Energy Use Intensity (EUI) is a measure of energy use per square feet at a property (energy divided by square foot). With EUI, we can compare different building sizes, allowing for better performance benchmarking. The National Median, based on the Commercial Building Energy Consumption Survey (CBECS) is the mid-point for your property intended to serve as a reference point for your property’s energy use. EPA’s ENERGY STAR Portfolio Manager calculates national median source EUI in two separate ways: 1) Properties with an ENERGY STAR score; and 2) Properties without an ENERGY STAR score.
To learn more about how Portfolio Manager calculates National Median Source EUI please visit ENERGY STAR’s website, https://portfoliomanager.zendesk.com/hc/en-us/articles/211027498-What-is-the-National-Median-

41. What energy efficient equipment and products can we install and use?
For projects following the Energy Minimum Requirements, and where not already covered by Energy Efficient Design, install energy efficient products and appliances (including clothes washers, dishwashers, and refrigerators) from the following, where such products and/or appliances are being provided:

- ENERGY STAR Qualified Product Lists: http://www.energystar.gov/
- AHAM Verifide: http://ahamverifide.org/search-for-products/

42. What are the options available for meeting the Multifamily Existing Buildings requirement for Water Consumption Savings?
There are two paths available for Water Consumption Savings. Select one of the two paths:

- Prescriptive Path – Low Flow Fixtures and Fittings
- Performance Path – EPA 1-100 Water Score

If following the Prescriptive Path for Water Consumption Savings, the project must replace water fixtures and fittings with WaterSense-labeled low flow fixtures and fittings where installed and/or supplied. In lieu of the WaterSense label, replace with low flow fixtures and fittings that meet or exceed more stringent volume ratings as identified. Please click here to view the Water Minimum Requirements, including Prescriptive Path, for Green Globes Multifamily Existing Buildings.

If following the Performance Path for Water Consumption Savings, the project must achieve a water score of 70 or greater using EPA’s 1-100 Water Score for Multifamily Buildings within Portfolio Manager. Click here to view the Portfolio Manager Technical Reference for EPA Water Score for Multifamily Housing, https://www.energystar.gov/buildings/tools-and-resources/portfolio_manager_technical_reference_epa_water_score_multifamily_housing_united.

43. What if there is no on-site master meter for energy use?
- Check with your local utility as many provide access to aggregated whole-property energy or water consumption data for use in ENERGY STAR Portfolio Manager, in particular this is likely to be available in jurisdictions that have mandated energy benchmarking as part of local ordinance.
  - List of utilities that provide “whole building” aggregated data: http://www.energystar.gov/utilitydata
  - Utilities Providing Energy Data for Benchmarking in ENERGY STAR Portfolio Manager: https://www.energystar.gov/buildings/tools-and-resources/utilities_increase_access_energy_data_help_commercial_customers_benchmark
- Request access or copies of tenant utility usage.
44. **What if there is no on-site master meter for water use?**

Please call us to discuss your particular situation. Collection of tenant utility data may be necessary to pursue the Water Minimum Requirements. Buildings that are not metered, or that can’t acquire tenant usage must use the Prescriptive Path, 1.A Low Flow Fixtures and Fittings.

45. **What if there are no meters and the local utility does not provide consumption data?**

If there is no access to whole-project consumption use data for energy or water, it is recommended to follow the Prescriptive Path (Low Flow Fixtures and Fittings) within the Water Minimum Requirements. Projects following the Prescriptive Path for Water Consumption Savings must replace water fixtures and fittings with WaterSense-labeled low flow fixtures and fittings where installed and/or supplied. In lieu of the WaterSense label, more stringent volume ratings have been identified and must be met. Please click here to view the Water Minimum Requirements, including Prescriptive Path, for Green Globes Multifamily Existing Buildings.

Alternatively, if you don’t currently have 12 months of data to use as your baseline, you can still use Green Globes to establish your baseline, receive upgrade recommendations from the final assessment process, and then use the Green Globes Multifamily for Existing Buildings tool 12 months after improvement have been made to show the consumption savings.

46. **Do I have to install an energy or water meter to obtain certification?**

Yes. If following Energy Minimum Requirements, an on-site master energy meter must be installed that provides, at minimum, aggregated whole-project energy consumption data. If following Water Minimum Requirements, an on-site master water meter must be installed that provides, at minimum, aggregated whole-project water consumption data. Entering energy consumption data into ENERGY STAR Portfolio Manager is a requirement to obtain certification through Green Globes Multifamily for Existing Buildings.