

Advances and Updates in Green Globes for Existing Buildings 2021

Overview

With the release of the Green Globes® for Existing Buildings 2021 project teams now have access to the most advanced existing building assessment program available today.

This guide describes updates made to Green Globes for Existing Buildings 2021.

Eligibility requirements are unchanged and can be reviewed by visiting <https://thegbi.org/green-globes-certification/how-to-certify/existing-buildings/>.

Green Globes for Existing Buildings 2021

Green Globes for Existing Buildings (EB 2021) is the first major revision to GBI's existing buildings program, and it is an ideal assessment and certification tool for all types of commercial buildings. Its three key attributes are:

- Green Globes EB 2021 is a comprehensive three-in-one benchmarking and certification program evaluating the environmental sustainability, health and wellness, and resilience of an individual building or entire portfolios.
- The Green Globes questionnaire, delivered on a user-friendly software platform, prompts users to think critically about their projects and can be used independently to track progress or as part of an assessment in pursuit of Green Globes certification.
- Green Globes Assessors evaluate the project and provide tailored recommendations that provide project teams with choices when considering capital improvements or implementation of best practices.

Additionally, Green Globes EB 2021 will be issued as a pre-draft and subsequently draft standard through the GBI. Public comment periods will allow users to submit proposals for changes as GBI follows its American National Standards Institute (ANSI) approved consensus procedures for updating this rating system.

Advancements in EB 2021

EB 2021 incorporates technological advances, updates to national standards, expanded and comprehensive energy and water pathways, and new sections or subsections on resilience, equity & inclusiveness, ESG reporting, energy audits & commissioning, cleaning & disinfection, and health and wellness.

Content Highlights

Green Globes for Existing Buildings	Original Version	EB 2021
Requirements for Certification		
Achieve minimum 35% of total applicable points out of 1000 possible points.	•	•
Total Possible Points Per Assessment Area		
Environmental, Social, & Governance (ESG) Management (System)	100	105
Site	N/A	90
Energy	350	310
Water	80	185
Materials (referred to as Resources in EB 2007)	110	100
Emissions and Other Impacts	175	N/A*
Indoor Environment (Quality)	185	205
Content Sections & Criteria		
ENERGY STAR® Path for Energy Consumption	•	•
Improvement Over Baseline (5 and 6-10-year benchmarking baselines) Path for Energy Consumption		•
Alternative Building Comparison Path for Energy Consumption		•
Prescriptive Energy Criteria	•	•
Sustainable/Renewable Energy	•	•
Energy Maintenance and Management	•	•
Energy Audits	•	•
Commissioning (including Retrocommissioning and Recommissioning)		•
Prescriptive Water Performance Path for Water Consumption	•	•
Peer Benchmarking Path for Water Consumption		•
EPA Water Score Path for Water Consumption		•
Resilience, including Risk Assessment and Facility Adaptation		•
Equity & Inclusiveness		•

Social & Governance (including reporting)		•
Cycle Renovations		•
Health and Wellness		•

*Emissions criteria are re-distributed throughout all six assessment areas.

Notable ASHRAE Standards Referenced	
ASHRAE 55	2017
ASHRAE 62.1	2016
ASHRAE 62.2	2016
ASHRAE 90.1	2010 & 2013
ASHRAE 160	2016
ASHRAE 170	2017
ASHRAE 188	2018
ASHRAE 189.1	2017 & 2020
AHSRAE 189.3	2017
ASHRAE Standard 211	2018

Other Considerations

- ✓ Crosswalk available demonstrating overlap with Fitwel: Workplace (v2.1)
- ✓ Multifamily properties pursuing Green Globes Multifamily and Multifamily Performance Plus certification are directed to us the original Green Globes EB. GBI will notify these users when the Multifamily programs are updated to use the EB 2021 criteria.
- ✓ Projects pursuing the Nevada Tax Abatement are directed to use the original Green Globes EB. GBI will notify these users when to use the EB 2021 criteria.

Frequently Asked Questions

Q. Is there a price difference for Green Globes EB 2021?

A. Pricing is unchanged. For more information on Green Globes pricing structure and to request a quote, please visit <https://www.thegbi.org/green-globes-certification/what-it-costs/>.

Q. How long can I register projects using the original Green Globes EB before I must begin registering with Green Globes EB 2021?

A. Projects can register using the original Green Globes EB until July 30, 2021, however, with the many improvements and advancements in EB 2021, we will be encouraging the use of Green Globes EB 2021 when possible.

Q. What are the three Paths for Energy Consumption in Green Globes EB 2021?

A. Three performance paths are provided for assessing energy consumption in Green Globes EB 2021. The EB 2021 energy performance paths are as follows:

- Path A: Improvement over Baseline - up to 100 points
- Path B: ENERGY STAR® Benchmarking - up to 100 points
- Path C: Alternative Building Energy Performance Metric - up to 100 points

Q. Are there still Prescriptive and other energy criteria in Green Globes EB 2021?

A. Yes, the criteria are comprehensive while at the same time more flexible.

Q. What are the three Paths for Water Consumption in Green Globes EB 2021?

A. Three paths are provided for assessing water consumption in Green Globes EB 2021:

- Path A: Peer Benchmarking - 65 points
- Path B: EPA Water Score for Multifamily Housing - 65 points
- Path C: Prescriptive Water Performance - 50 points

Q. What does the expanded section on resilience in Green Globes EB 2021 evaluate?

A. Green Globes EB 2021 awards projects for performing multi-hazard risk assessments for current and future risks or hazards, with a focus on those associated with climate change. There are also criteria on emergency response procedures that include staff training and a building continuation plan, as well as criteria on whether methods have been taken to minimum risks or hazards, such as funding to repair damage and facility adaptations or upgrades.

Q. Does Green Globes EB 2021 assess criteria that is relevant for pandemics or infectious disease?

A. To reduce the spread of infectious disease, Green Globes EB 2021 includes a new subsection on Cleaning & Disinfection, as well as criteria on flushing building air, increasing air changes, proper cleaning techniques, and the use of appropriate cleaning materials.

Q. Why are social, equity, and inclusiveness topics relevant for inclusion in Green Globes EB 2021?

- A.** GBI is committed to fostering respectful and inclusive communities where transparency, consensus, due process, diversity, equity, inclusivity, openness, and innovation are guiding tenets. Environmental, social, and governance issues are encompassed throughout Green Globes as well as being addressed in a special section on ESG Management. Green Globes for EB evaluates ESG operational practices, including written policies to support diversity, equity, and inclusion of employees, tenants, and the community.
- Q. What if we are pursuing a financial incentive for a multifamily existing buildings project?**
- A.** Depending on the requirements associated with your targeted financial incentive, you will need to certify using one of GBI's multifamily protocols: Green Globes Multifamily or Green Globes Multifamily Performance Plus. Both protocols currently use the original Green Globes EB criteria and questionnaire. See the links below for more details.
- **Green Globes Multifamily for Existing Buildings**, <https://www.thegbi.org/green-globes-certification/how-to-certify/existing-buildings-multifamily>
 - **Green Globes Multifamily Performance Plus for Existing Buildings**, <https://www.thegbi.org/green-globes-certification/how-to-certify/multifamily-performance-plus>
- Q. Will projects that achieve certification using Green Globes EB 2021 receive special recognition?**
- A.** Yes, the first 25 projects that complete certification using Green Globes EB 2021 will be offered the opportunity for a plaque presentation and photo opportunity with GBI's President & CEO, Vicki Worden, or another member of GBI's leadership.
- Q. How do I submit proposals for change on the BSR/GBI 02-202x (Green Globes EB 2021) Draft Standard when it is submitted for public comment?**
- A.** EB 2021 will soon be reviewed by GBI's Consensus Body for Existing Buildings and then issued as a draft standard. Both the EB 2021 Technical Manual and EB 2021 Draft Standard are available free on GBI's website. For the draft standard, visit <https://www.thegbi.org/ansi>.