

GBI's Green Globes Distinction in Health & Wellness

A Distinction for Design, Construction, and Facility Operations of Buildings Pursuing Green Globes New Construction (NC) or Existing Buildings (EB) Certification

Four Distinctions exist for NC and EB buildings:

- *Green Globes Distinction in Health & Wellness New Construction **Multifamily***
- *Green Globes Distinction in Health & Wellness New Construction **Commercial***
- *Green Globes Distinction in Health & Wellness Existing Buildings **Multifamily***
- *Green Globes Distinction in Health & Wellness Existing Buildings **Commercial***

Introduction

Americans spend approximately 90% of their time indoors, which emphasizes the important opportunity that buildings have to positively impact human health. By applying science and consensus-based best practices related to occupant health and well-being, **GBI's Green Globes Distinction in Health & Wellness (H&W) recognizes focus on those opportunities that can result in a healthier built environment for all.** Green Globes certification at the One, Two, Three, or Four Green Globes level combined with earning a "Distinction" helps owners demonstrate awareness, efforts, and compliance with specific environmental, social, and governance (ESG) related objectives.

Opportunity to Earn Additional Distinction with Green Globes Certification

Green Globes building certification is a holistic, multi-attribute validation of achievements under a broad umbrella of science-based best practices. Since buildings play such a critical role in our lives – they are where we live, work, play, heal, learn, and interact – GBI is creating targeted Distinctions to highlight specific achievements that building owners and design teams have prioritized in addition to the holistic objectives addressed in Green Globes certification.



Each certified building has the opportunity to validate achievements across six environmental assessment areas that include Project Management, Site, Energy, Water, Materials, and Indoor Environment, and also must:

- Comply with the local or program-related, jurisdictional minimum requirements, as well as;
- Achieve a minimum percentage of points within these six assessments areas.

Earning an additional Distinction in an area like Health & Wellness demonstrates how building owners and their teams have prioritized specific ESG related objectives while earning certification.

A Green Globes Distinction in Health & Wellness complements the overall achievement of One, Two, Three, or Four Green Globes with the inclusion of a validated set of additional minimum requirements that pertain specifically to occupant Health & Wellness criteria.

Health & Wellness is a Mission-critical Objective for the GBI Community

GBI's Board of Directors refreshed its vision and mission statements in early 2021 and is proud to [align with the United Nation's Sustainable Development Goals \(UN SDGs or SDGs\)](#).

GBI's vision is: **"Sustainable, healthy, and resilient buildings for all."**

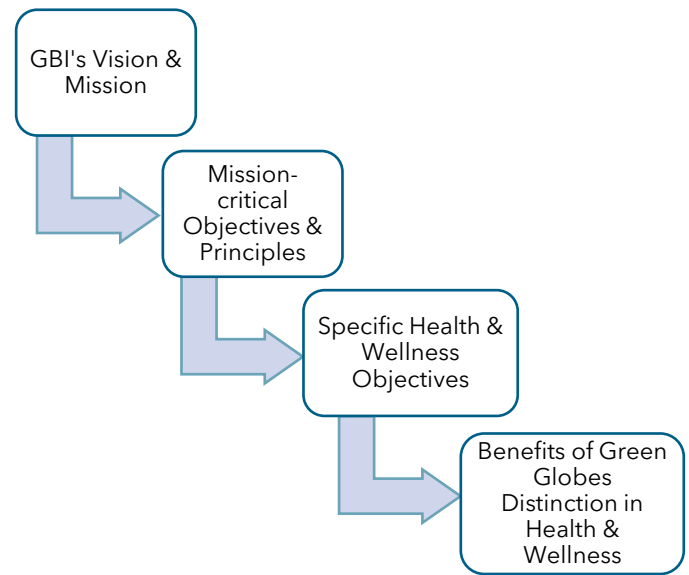
GBI's mission is: **"To reduce climate impacts by improving the built environment."**

Additionally, GBI has eight (8) [mission-critical objectives and principles](#) related to its vision and mission. Number three is: **"Promote health and well-being through excellence in planning for design, construction, use,**



accessibility, operations, maintenance, and low impact deconstruction of buildings."

This objective directly aligns with several of the UN SDGs, most particularly number three, which is Good Health and Well-Being.



Benefits of Earning Green Globes Distinction in Health & Wellness

The Green Globes Distinction in Health & Wellness (H&W) supports building owners, CFOs, CSOs, and leasing / human resources teams by validating practices that directly support achievement of social objectives within ESG reporting frameworks.

Green Globes Distinction in Health & Wellness Supports ESG Objectives

- **Green Globes certification, as a multi-attribute system, qualifies for full points within GRESB under building certifications.** GRESB was formerly the Global Real Estate Sustainability Benchmark. Single attribute certifications alone do not qualify for full points. Therefore, Green Globes certification across a portfolio can increase rankings within GRESB, which has become an important indicator for investors.
- Green Globes certification **can help companies pursuing B Corp certification** as Green Globes is an approved green building certification program through B Labs.
- Earning Green Globes Distinction in Health & Wellness **supports social ESG objectives within a portfolio's ESG implementation plan**, allowing owners to demonstrate the strength of their commitments through third-party validation, building stakeholder confidence.
- Green Globes Distinction in Health & Wellness can also be **part of a dual certification effort** with CfAD's Fitwel, IWBI's various WELL recognition opportunities, or UL's Verified Healthy Building mark.

Green Globes Distinction in Health & Wellness Supports Building Stakeholders

- **Achievement of this Distinction promotes a greater sense of overall well-being.** Certification and validation of landlord and lessee objectives complement best practices like excellent communications and people-centric management.
- **Certification with Distinction creates opportunities to connect advertising and training.** Door clings and other types of building advertising can reference Green Globes Distinction in Health & Wellness.



Door clings may be part of a communication strategy with stakeholders.

Training of occupants can tie together certification with information on environmental controls, attention to safety and security, decreasing introduction of air and source pollutants, and encouraging stakeholder feedback and transparency around responsiveness to concerns.

- **GBI's Green Globes is a time- and cost-effective strategy for recruitment and retention.** Certifications support recruiting and retaining residents, employees, and patrons. Green Globes Distinction in Health & Wellness can be a time- and cost-effective strategy that supports setting goals, validating achievements, and creating goodwill.

Overview of Green Globes Distinction in Health & Wellness

The Green Globes Distinction in Health & Wellness for Existing Buildings is robust. It helps teams:

- Demonstrate how achievements verified during certification support specific Health & Wellness objectives for occupants.
- Reinforce the benefit of initial inspections, corrections or remediations, and transmission of information manuals to facilitate continuous maintenance, improvements, and responsiveness to occupant Health & Wellness.

Based on occupancy needs, owners can use either a tailored multifamily or a commercial building approach to earning the Distinction in Health & Wellness.

- Multifamily buildings** (low-, medium-, and high-rise).
- Commercial and institutional buildings:** Business and Commercial; Entertainment (Casino, Convention Center, Performing Arts, and Public Assembly); Hospitality/Hotels (Hospitals; Outpatient facilities; Residential health, Care, and support facilities); Education (Preschool/Daycare, K-12, College/University, Adult Education, and Vocational); Non-Multifamily residential (Barracks, lodging, residence hall/dormitory); Mixed-use properties; and Occupied warehouses.

Objectives of Green Globes Distinction in Health & Wellness

GBI's Green Globes Distinction in Health & Wellness is based on design, construction, and facility operations related Health & Wellness objectives that support GBI's vision and mission, as well as the mutual objectives GBI shares with the global community around the need for healthy buildings for all. GBI's Green Globes Health & Wellness objectives specifically target criteria that building design, construction, and facility operations teams can positively impact with increased focus.

These objectives include:

1. Enhancing occupant comfort through thermal and acoustic considerations and environmental controls.
2. Minimizing potential for mold and dust to promote respiratory health.
3. Improving indoor air quality with ventilation best practices.
4. Providing access to clean water and nutritious food.
5. Supporting positive mental health with daylighting and external views.
6. Mitigating risks through practices that support safety, security, cleaning, and disinfection.
7. Maintaining systems to ensure water quality for all uses.
8. Encouraging site planning and access for physical activity, such as walking and biking.
9. Minimizing potential of chemical exposures through source control and purposeful material evaluation and selection.

Building-level Health & Wellness Goals

GBI's Green Globes certification includes criteria throughout the rating system that address health and wellness-oriented goals. Teams pursuing a Distinction in Health & Wellness will consider the minimum requirements to meet health and wellness goals:

1. Occupant comfort

- Process for occupants to express concerns about indoor environmental quality, and a process that allows for addressing such concerns.
- Training for building staff and occupants coupled with communication strategies on addressing IEQ concerns.
- Building satisfaction survey shows no causes for concern and zero pending issues.
- Occupant's ability to control temperature, ventilation, and lighting levels.

2. IAQ, ventilation, thermal comfort, and moisture

- A detailed IAQ audit within the past year shows no causes for concern or zero pending issues.
- A thermal assessment shows no causes for concern or zero pending issues.
- Filtration system specifications and maintenance provide high level of filtration and are in accordance with best practices.
- Carbon monoxide alarms are functional, periodically inspected, and are placed near all sources of combustion.
- Buildings proactively manage contaminants like radon and asbestos and drastically reduce exposures to other toxins like mold, VOCs, nicotine, etc. through better specifications, periodic inspections, and staff and occupant training.

- Operating parameters of the HVAC system including ventilation rates, temperature, and humidity are set as per manufacturer recommendations, standards, and occupant comfort.
- O&M plan addresses and implements periodic service of HVAC and building systems, air flushing, air filter changes, inspections for mold, excessive and water leaks, equipment checks, and preventive maintenance to enhance occupant health.

3. Water quality

- Water quality evaluation both at source and point-of-use brings up no causes for concern or zero pending issues.
- Operating parameters of the water management system prevents legionellosis and is routinely inspected for hazardous conditions.
- Water systems management O&M plan addresses and implements periodic service and flushing, inspections, and preventive maintenance to enhance occupant health.

4. Lighting

- Project has task-appropriate lighting for comfort and safety.
- Operating parameters of the lighting management system are set as per manufacturer recommendations and occupant comfort.
- Lighting O&M plan addresses and implements periodic service and cleaning, inspections, and preventive maintenance to enhance occupant comfort and safety.

5. Acoustical comfort

- External and internal noise evaluations show no causes for concern or zero pending issues.

6. Safety

- Entry, egress, pathways, and stairs are well-lit for safety.
- Fire and smoke alarms are functional and beyond code compliant.
- Fire inspection shows no causes for concern and zero pending issues.
- Staff is aware of emergency procedures and regulations.
- An emergency notification system for all occupants.

7. Pest and dust management

- There are no pest infestations.
- There is an implemented integrated pest management plan with trained staff, contractors, and identification of safe levels and use of pesticides.
- All housekeeping and cleaning staff are trained and use only environmentally friendly cleaners.
- Housekeeping maintains and implements a periodic cleaning schedule to keep the building clean and healthy.

8. Healthy practices

- Location of building encourages occupants to walk and/or bike.

- Design of building encourages healthy behavior like using the stairs, drinking water, physical fitness, and eating healthy food.

These goals are supported and reinforced by other criteria in Green Globes. Projects must attain 55% of the supporting criteria to positively impact health and wellness of occupants.

Requirements for Earning the Distinction in Health & Wellness

GBI's Green Globes Distinction in Health & Wellness requires achievement of:

- **Minimum requirements:** All minimum requirements must be met and are crucial to support the Health & Wellness of occupants. Projects must meet all the relevant sections listed in each requirement to meet stated H&W goals. The Green Globes Assessor will evaluate and ensure that projects have met all the applicable sections.
- **Supporting criteria:** Projects must also meet a minimum of 55% of supporting Health & Wellness criteria available within the Green Globes rating system. Each supporting criterion is equal for the purpose of earning the Distinction. Unlike a standard Green Globes certification, use of N/A or not applicable does not change the requirements to achieve 55% of supporting criteria for this Distinction.

Minimum requirements establish project goals in existing buildings

These goals translate into mandatory actions that project teams must complete:

1. **Occupant comfort:** Occupants have control over their indoor environment and have an opportunity to file complaints if they have concerns about health, safety, or comfort. Staff is trained on addressing occupant concerns on IEQ and safety.
2. **Parameters and specifications for operations:** Specific actions, specifications, and controls for optimum comfort and performance. In some cases, this is an initial audit or inspection.
3. **O&M Plan:** The O&M plan for a particular building system that impacts IEQ addresses the following:
 - **Periodic service and maintenance plan:** Maintenance actions that are in accordance with best practices, occupant comfort, and manufacturer instructions and warranties.
 - **Audits:** Routine inspection and audits are conducted with recommendations for improvement as applicable.
 - **Remediation:** Ensure that there are remediation measures and plans in place if problems are found during routine monitoring, inspections, or audits.

Assessment Process and Support

The Green Globes for Existing Buildings and Distinction in Health & Wellness processes run parallel, with submittals and assessments happening simultaneously.

GREEN GLOBES HEALTH & WELLNESS CERTIFICATION PROCESS



Support for project teams

Project teams pursuing Green Globes Distinction in Health & Wellness receive an Excel checklist with all Minimum Requirements plus Supporting Criteria to keep tally. The companion Green Globes EB 2021 Technical Manual provides detailed assessment guidance, including industry standards, references, and best practices to guide project teams to achieve the listed criteria. As with all Green Globes projects, the Client Services team fields process and technical queries to support project teams throughout the assessment and certification process. Third-party Green Globes Assessors also recommend criteria for project teams towards operations beyond the Distinction.

Contact GBI at info@thegbi.org or (503) 274-0448 to learn more and get started.