

## GBI's Green Globes® with Distinction in Health & Wellness for Existing Buildings

### Introduction

The Green Building Initiative's (GBI's) Green Globes® is a comprehensive three-in-one assessment and certification system that evaluates the environmental sustainability, health and wellness, and resilience of individual buildings up through entire portfolios. Green Globes for Existing Buildings 2021 (Green Globes EB 2021) was developed using applicable content from the published ANSI/GBI 01-2019: Green Globes Assessment Protocol for Commercial Buildings. The Green Globes assessment process helps project teams establish a baseline and guides improvements that monitor and enhance sustainability throughout the building's service life.

In addition to rigorous and detailed assessment of building performance, Green Globes EB 2021 addresses social responsibility in many ways, including the criteria that encourages health and wellness and highlights the importance of occupants' and tenants' well-being. This additional focus on occupant and tenant experience conforms to federal guidance on healthy buildings<sup>1</sup> and references industry standards and benchmarks. Green Globes with Distinction in Health & Wellness enables clients to demonstrate their commitment to occupant health and wellness and provides building owners with an additional way to demonstrate their commitment to stakeholders.

### Healthy Buildings Characteristics

Indoor Environmental Quality (IEQ) is integral to healthy buildings, which should be designed and constructed to address and plan for the following parameters in Operations & Maintenance (O&M):

- Establish healthy Indoor Air Quality (IAQ) with proper ventilation, and by reducing exposure to pollutants.
- Provide thermal comfort and personal control.
- Maximize daylighting and favorable external views.
- Provide acoustical comfort and privacy through reduced exposure to noise.

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<sup>1</sup> G.S.A. Sustainable Facilities Tool. (n.d.). *Buildings and Health*. <https://sftool.gov/learn/about/576/buildings-health>

- Maintain improved water quality for both potable and non-potable uses.
- Ensure a pest free environment and minimize dust with proper cleaning protocols.
- Discourage mold by controlling moisture and humidity, while also maintaining levels optimal for comfort.
- Eliminate exposures to toxins and contamination.
- Implement site planning and spatial programming that encourage healthy activities such as biking and staying physically active.
- Encourage healthy practices through access to clean water and nutritious food.
- Address safety and security measures inside and outside facilities.

## Green Globes with Distinction in Health & Wellness

GBI's Green Globes with Distinction in Health & Wellness (H&W) recognizes a building's high performance in H&W within the Green Globes EB 21 rating system. The Distinction in Health & Wellness recognizes foundational achievement in Green Globes and also reward a project's prioritization of occupant health and wellness.

## Philosophy and approach to H&W certification

GBI has designed Green Globes with Distinction in H&W to be robust and effective centering around core principles, which are to:

- Define actions beyond code compliance that project teams must take, at a minimum, to encourage and emphasize the ability of a building to contribute to the health and wellness of occupants. These actions may vary by building type and occupancy.
- Center H&W around Operations and Maintenance (O&M), which requires planning, policies, and training to be in place that ensure continuous, repetitive, and anticipative actions in support of occupant needs.

GBI's Green Globes with Distinction in Health and Wellness requires the following two components:

- **Part A:** Minimum requirements that set the framework for an existing building that supports the health and wellness of occupants.
- **Part B:** Meet a minimum 55% of identified possible H&W points classified under eleven H&W categories that further enhance the building's health.

### Part A: Minimum requirements

GBI's Green Globes with Distinction in Health & Wellness identifies the following as mandatory actions that project teams must complete:

1. **O&M Plan:** The O&M plan for a particular building system that impacts IEQ addresses the following:
  - **Parameters and specifications:** Specific actions, specifications, and controls for optimum comfort and performance. In some cases, this is an initial audit or inspection.
  - **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.
  
2. **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.

### **Part B: Meet a minimum 55% of identified H&W criteria**

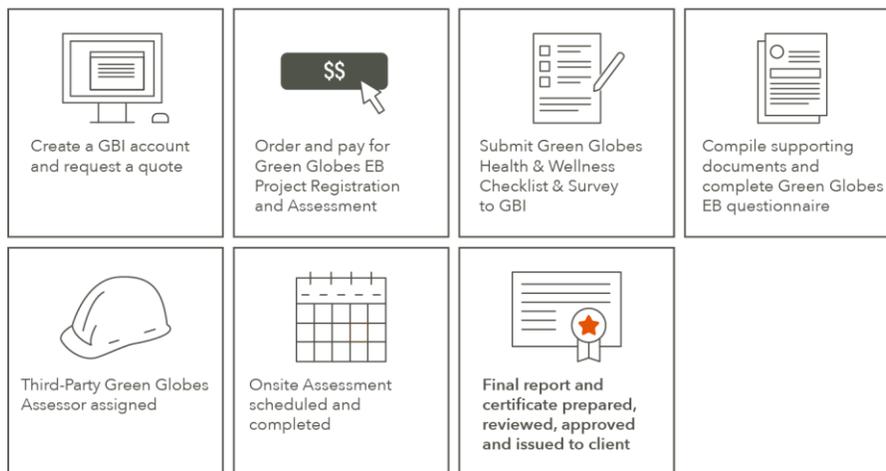
Referencing federal guidance and industry standards, GBI has identified eleven categories of criteria that focus on health and wellness. Green Globes EB 2021 offers 411 points devoted to H&W criteria, across the identified categories, out of a maximum 1000 points across all Green Globes certification criteria; a minimum of 226 H&W points (55%) are required to meet the minimum threshold for the Green Globes with Distinction in H&W.

Green Globes EB 2021 Health & Wellness Objective	Points
Acoustical comfort	5
Healthy practices	44
Holistic IEQ management	76
Housekeeping and pest/ dust management	19
IAQ	64
Lighting and daylighting	32
Moisture	6
Safety and security	73
Thermal comfort	12
Ventilation	57
Water quality	23
<b>Total</b>	<b>411</b>
<b>Minimum Threshold: 55% of total</b>	<b>226</b>

## Assessment process

The H&W certification runs parallel to the Green Globes certification process, with submittals and assessments happening simultaneously.

### GREEN GLOBES WITH DISTINCTION IN HEALTH & WELLNESS FOR EXISTING BUILDINGS PROCESS



## Support for project teams

Project teams pursuing Green Globes with Distinction in H&W receive a checklist with all mandated requirements, which includes a list of H&W criteria with a calculator to keep tally. The checklist details recommended documentation, and the companion Green Globes EB 2021 Technical Manual provides detailed assessment guidance. The guidance includes

industry standards, references, and best practices to guide project teams to achieve required credit. 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 recognition.

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