

Compliance Interpretation

TO: Green Globes Users
Third-party Jurisdictional Users

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CC: Green Globes Assessors
Green Globes Professionals

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SUBJECT: Transition to Green Globes for Existing Buildings 2021 for Green Globes Multifamily Certification

Explanation of Terminology/Acronyms

Green Globes for Existing Buildings

- **Green Globes EB** – abbreviated version of above
- **Green Globes EB original** – the first version of Green Globes EB introduced in the United States
- **Green Globes EB 21** – the updated version of Green Globes EB introduced this year

Green Globes Multifamily for Existing Buildings -or- Green Globes Multifamily Performance Plus for Existing Buildings

- **Green Globes Multifamily EB or Green Globes Multifamily Performance Plus EB** – abbreviated version of above with minimum requirements specific to multifamily properties
- **Green Globes Multifamily EB original or Green Globes Multifamily Performance Plus EB original** – used by multifamily properties where minimum requirements were achieved using the original EB rating system + the Multifamily or Multifamily Performance Plus specific minimum requirements as the basis for certification
- **Green Globes Multifamily EB 21 or Green Globes Multifamily Performance Plus EB 21**– made available to multifamily properties this year and used now by multifamily properties where minimum requirements are achieved using the new EB 2021 rating system + the specific minimum performance requirements of the Multifamily or Multifamily Performance Plus as the basis for certification

Compliance Direction

If either Green Globes EB original or Green Globes EB 21 are used to certify to Green Globes Multifamily or Green Globes Multifamily Performance Plus, GBI will verify that the project meets the v2.1 minimum requirements and the certificate issued to the project is evidence of meeting the minimum requirements. For instance, the Green Globes Multifamily EB and Green Globes Multifamily Performance Plus EB 2021 each have minimum requirements for energy achievements and other criteria. The certificate will explain to building owners (and jurisdictions that request these certificates) which rating system was used (original or 2021) and which minimum requirements (v2.1) were achieved.

Background

Green Building Initiative (GBI) formally launched Green Globes for Existing Buildings 2021 (EB 21) in March 2021, representing a major update to GBI's existing buildings certification rating system. Green Globes EB 21 is a comprehensive three-in-one benchmarking and certification program that evaluates the environmental

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sustainability, health and wellness, and resilience of an individual building or entire portfolio, and is an ideal assessment and certification tool for all types of commercial, multifamily, and public buildings.

Green Globes EB 21 is both a guide to integrated green building operations and management principles and an assessment tool, providing options when considering implementation of best practices. Green Globes EB 21 serves as a benchmarking tool designed to help building owners and facility managers establish baselines, identify improvement areas, achieve operational savings, and improve occupant health and comfort.

Green Globes users certifying to Green Globes Multifamily EB or Green Globes Multifamily Performance Plus EB should use Green Globes EB 21 and must meet the following minimum requirements (v2.1):

Green Globes Multifamily EB:

- Achieve minimum 35% of total applicable points.
- Demonstrate greater than 15% energy consumption savings over respective established baseline (ENERGY STAR[®] Score of 75 or greater).
- Develop or confirm O&M policy to install ENERGY STAR[®]-labeled and/or FEMP-designated energy efficient products and appliances when such products and/or appliances are being replaced.
- Confirm local utility or onsite master energy meter(s) provide, at minimum, aggregated whole-project energy consumption data for each energy utility type.
- Commit to entering energy consumption data into ENERGY STAR[®] Portfolio Manager to track ongoing performance, and document for future performance.

Green Globes Multifamily Performance Plus EB:

- Achieve minimum 35% of total applicable points.
- Demonstrate 20% or greater energy consumption savings over respective established baseline (ENERGY STAR[®] Score of 80 or greater).
- Develop or confirm O&M policy to install ENERGY STAR[®]-labeled and/or FEMP-designated energy efficient products and appliances when such products and/or appliances are being replaced.
- Confirm local utility or onsite master energy meter(s) provide, at minimum, aggregated whole-project energy consumption data for each energy utility type.
- Commit to entering energy consumption data into ENERGY STAR[®] Portfolio Manager to track ongoing performance, and document for future performance.
- Demonstrate 10% or greater water consumption savings over respective established baseline.
- Install WaterSense-labeled low flow fixtures and fittings where installed and/or supplied. In lieu of the WaterSense label, low flow fixtures and fittings must meet or exceed prescribed more stringent volume ratings.
- Confirm local utility or onsite master water meter(s) provide, at minimum, aggregated whole-project energy consumption data.
- Commit to entering water consumption data into ENERGY STAR[®] Portfolio Manager to track ongoing performance, and document for future performance.

Green Globes EB 2021 represents a comprehensive update to the original Green Globes for Existing Buildings, alignment with *ANSI/GBI 01-2019 Green Globes Assessment Protocol for Commercial Buildings* (published June 2019), and includes (but is not limited to) the following major updates:

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- New Resilience section, including Risk Assessment & Facility Adaptation sub-section.
- New Social Management section, including Equity & Inclusiveness and Social & Governance sub-sections.
- New Site environmental assessment area.
- Rehaul of Energy environmental assessment area, including the following new sections:
 - Energy Performance pathways;
 - Energy Audits;
 - Commissioning.
- Water Consumption pathways, including Peer Benchmarking, EPA Water Score for Multifamily Housing, and Prescriptive Water Performance.
- Water Conserving Fixtures pathways based on building type.
- New Cycle Renovations sub-section, including product standards for:
 - Third-party verified multiple attribute standard certifications;
 - Environmental Product Declarations (EPDs);
 - National Institute of Standards and Technology (NIST) Building for Environmental and Economic Sustainability (BEES) database;
 - Third-party sustainable forestry certifications;
 - Pre-consumer and Post-consumer recycled content;
 - Biobased content;
 - Reused, refurbished and/or salvaged materials.
- Filtration System pathways based on building type.
- New Cleaning & Disinfection sub-section.
- Updated and expanded Comfort, Health, and Wellness section with the following sub-sections:
 - Thermal Comfort;
 - Acoustical Privacy & Comfort;
 - Access to Potable Water;
 - Health and Wellness.

Green Globes EB 21 is the product of several years of work with numerous subject matter experts, consultants, third-party assessors, and third-party materiality analysis of existing building certification systems.

Beginning immediately, users may certify their multifamily projects with Green Globes Multifamily EB 21 and/or Green Globes Multifamily Performance Plus EB 21 when they meet the Minimum Requirements.

To view the protocol guidance documents for either program, visit the GBI website links below:

[Green Globes for Existing Buildings 2021 – Multifamily Protocol Guidance \(v2.1\)](#)

[Green Globes for Existing Buildings 2021 – Multifamily Performance Plus Protocol Guidance \(v2.1\)](#)

Please contact the GBI with any questions:

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