



**Eligibility Guidance for Certification of
Sustainable Buildings under the
Green Globes® NC, SI, and EB Programs**

July 2015

If you have any questions about the eligibility or appropriate Green Globes rating system for your project, please call 503-274-0448 for a personal review.

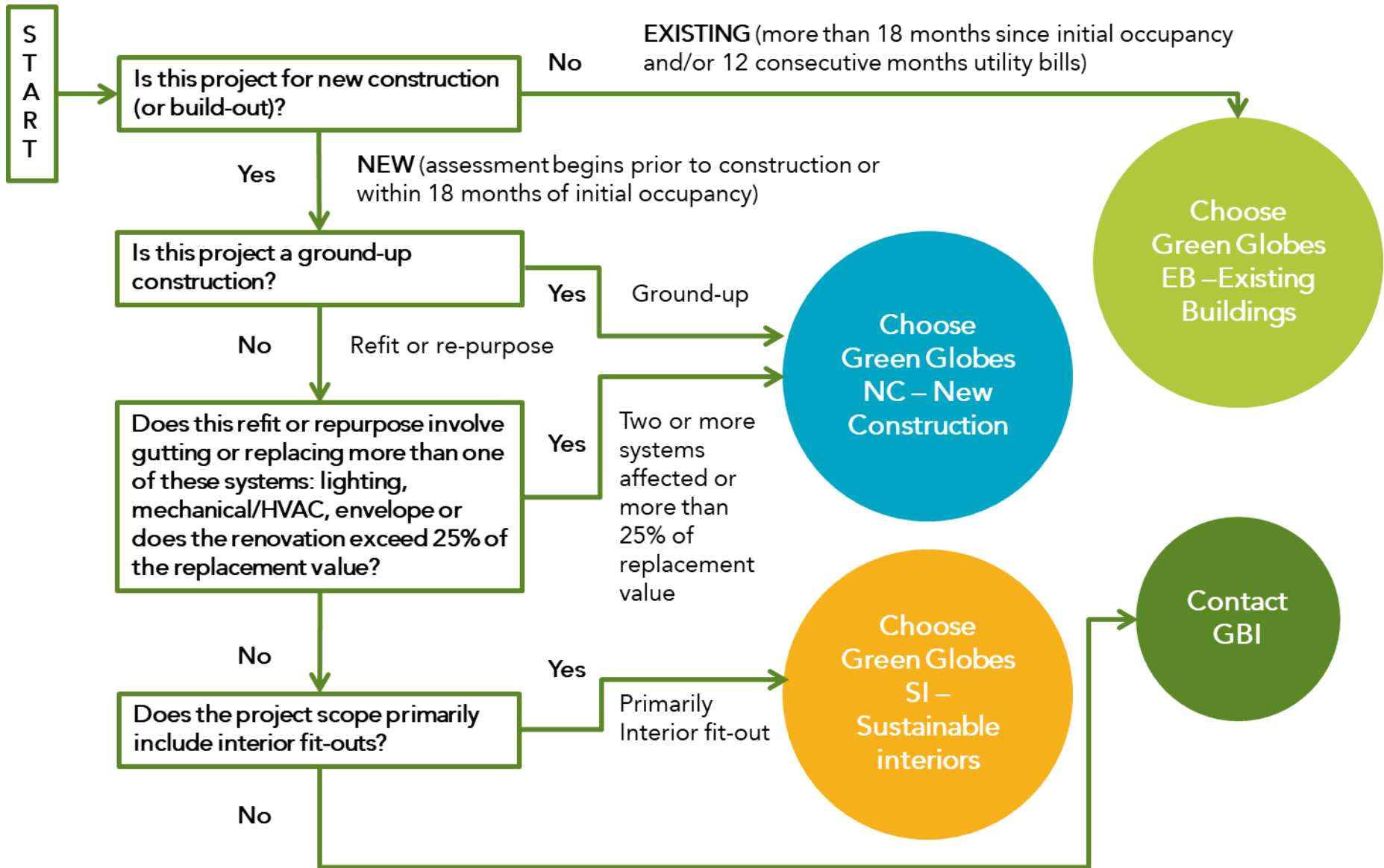
Introduction

This document provides eligibility guidance for projects/buildings to determine which Green Globes assessment and certification system is most appropriate.

At the time of registration, users may use the decision flow chart and eligibility guidance below to determine which program best fits their project/building.

Certification is based upon the level of conformance of the project/building to the Green Globes criteria following the third-party assessment.

Green Globes Program Decision Path



Project Eligibility Guidance

ELIGIBILITY GUIDANCE	ELIGIBILITY DESCRIPTION	APPLICABILITY			NOTES
		NC	SI	EB	
1. General	<ul style="list-style-type: none"> Projects typically are enclosed structures or spaces within an enclosed structure, separating an inside from the outside. 	Yes	Yes	Yes	<ul style="list-style-type: none"> Buildings that have movable sides, such as shops or hangars may qualify. Additionally, stadiums and structures with open air space may qualify and a preliminary self-assessment should be used to assess opportunities to qualify. Structures that are no more than enclosures for storage or coverings for materials, livestock, or machines are <i>not</i> eligible unless the other eligibility requirements are met. Subordinate spaces within a parent building may be certified, as long as all other eligibility criteria are satisfied, and the Special Assessment Considerations (below) are taken into account.
	<ul style="list-style-type: none"> Boundary of the project and its site must encompass a contiguous area – no separation or isolation of project areas (islands) between project site or building elements. 	Yes	NA	Yes	<ul style="list-style-type: none"> Criteria for ecological site enhancements may qualify for credit if within the scope and vicinity of the project but not necessarily within the project boundary.
	<ul style="list-style-type: none"> Boundary of the building/space must encompass a contiguous area. 	Yes	Yes	Yes	<ul style="list-style-type: none"> Interior spaces must not be a “checkerboard” group of offices for example, with non-certified spaces in between. However, a collection of separate spaces or floors fit-out in a building on the same tenant improvement schedule may be considered as a single project.
2. Size	<ul style="list-style-type: none"> Building or space must be a minimum of 400 square feet. 	Yes	Yes	Yes	
3. Permanent Location, Fixed Configuration	<ul style="list-style-type: none"> The building or space must be constructed as a fixed structure on a permanent site 	Yes	Yes	Yes	<ul style="list-style-type: none"> Cannot be a temporary structure, such as a tent or a simple covering. Modular buildings, growing in relevance, may qualify. Pre-engineered buildings set on a semi-permanent foundation may be considered.

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4. Building and Project Types	<ul style="list-style-type: none"> All commercial building types, as defined by the CBECS¹ database, may be eligible for Green Globes certification. 	Yes	Yes	Yes	<ul style="list-style-type: none"> Multi-family residential buildings are eligible – excluding town homes, row homes, duplexes and single-family residences. Structures that are used for industrial purposes may qualify. Also, facilities that have dominant process energy loads (unregulated by energy codes) may be considered. A preliminary self-assessment is recommended. See this link for description of more than 80 different building types in CBECS. http://www.eia.gov/consumption/commercial/building-type-definitions.cfm
5. Occupancy and Conditioned Space	<ul style="list-style-type: none"> Eligible buildings are typically designed for human occupancy. 	Yes	Yes	Yes	<ul style="list-style-type: none"> Conditioned space must accommodate typical human needs for thermal comfort, lighting levels, ventilation, water uses (lavatories, toilets) and other environmental needs. For example, see standards such as ASHRAE 55, 62.1, and 90.1. In some cases, buildings designed without full-time human occupancy requirements may qualify. A self-assessment is recommended.
	<ul style="list-style-type: none"> Buildings may pursue NC or SI certification up to 18 months after initial occupancy. 	Yes	Yes	NA	<ul style="list-style-type: none"> After 18 months, projects are no longer eligible for new construction or sustainable interiors certification. Green Globes EB certification may be considered.
	<ul style="list-style-type: none"> Buildings may pursue EB certification if they have been occupied for at least 12 consecutive months, with operational data (i.e., energy and water utility bills) available during this occupancy period. 	NA	NA	Yes	<ul style="list-style-type: none"> Subordinate spaces within a parent building may be certified, as long as all other EB eligibility criteria are satisfied, and the Special Assessment Considerations (below) are taken into account.

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6. Energy Systems	<ul style="list-style-type: none"> Projects typically contain HVAC systems that are controlled within the building or space for maintaining space conditions, subject to adjustment or management by occupants themselves. 	Yes	Yes	Yes	<ul style="list-style-type: none"> Naturally ventilated spaces usually qualify. A self-assessment is recommended. District heating does not affect the ability to pursue energy performance credit. NOTE: The points available for Energy performance criterion (the first criterion in the Energy section) are never 100% non-applicable.
7. Water Systems	<ul style="list-style-type: none"> Projects typically contain water systems designed for human occupancy. 	Yes	Yes	Yes	<ul style="list-style-type: none"> Projects without formal water systems, or that were not designed for full-time human occupancy, may qualify. Site water issues and other opportunities to earn water credits may exist. A self-assessment is recommended.
8. Special Assessment Considerations	<ul style="list-style-type: none"> Special assessment guidance applies for NC projects that are major renovations, additions, or core/shell or projects that comprise a group of similar buildings. 	Yes	NA	NA	<ul style="list-style-type: none"> Separate buildings must be certified as individual projects. Site and building criteria might apply to each building among a group of buildings, on a college campus or among multi-building apartment village for example, and may be evaluated for credit collectively. For core/shell buildings, “provisional certification” may be approved for credits that would apply to future build-outs, if terms and conditions in the tenant lease agreement require the credits to be implemented. Whether a project-specific or a whole-building/entire-site perspective is used to assess a criterion as NA, <i>the same approach</i> must be used for <u>all</u> credits in the project. Projects cannot selectively choose whole building/entire site perspective as non-applicable for some criteria, but not for other criteria. This principle applies to additions or major renovations that are subordinate spaces in a parent building.

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	<ul style="list-style-type: none"> Special assessment guidance applies for SI projects that are renovations or interior space projects that comprise a group of similar spaces renovated at the same time (on a concurrent schedule). 	NA	Yes	NA	<ul style="list-style-type: none"> Separate (non-contiguous) spaces must be certified as individual projects unless part of the same project renovation in the same building. Site and building criteria might apply to each interior space within a building or among a group of buildings, on a college campus or retail strip mall, and be evaluated for credit collectively. Whether a project-specific or a whole-building/entire-site perspective is used to assess a criterion as NA, <i>the same approach</i> must be used for <u>all</u> credits in the project. Projects cannot selectively choose whole building/entire site perspective as non-applicable for some criteria, but not for other criteria. This principle applies to subordinate spaces in a parent building. Core/shell projects are not eligible for Sustainable Interior certification. However, core/shell projects may be certified under Green Globes NC and subsequently the build-out spaces may be certified under Green Globes SI.
	<ul style="list-style-type: none"> Special assessment guidance applies for EB projects 	NA	NA	Yes	<ul style="list-style-type: none"> Separate buildings must be certified as individual projects. Site and building criteria might apply to each building among a group of buildings, on a college campus or among multi-building apartment village for example, and be evaluated for credit collectively.
	<ul style="list-style-type: none"> Special assessment guidance applies for EB projects where subordinate spaces within a parent building are assessed. 	NA	NA	Yes	<ul style="list-style-type: none"> Whether a project-specific or a whole-building/entire-site perspective is used to assess a criterion as NA, <i>the same approach</i> must be used for <u>all</u> credits in the project. Projects cannot selectively choose whole building/entire site perspective as non-applicable for some criteria, but not for other criteria. This principle applies to subordinate spaces in a parent building.