

Sunday, June 7, 2009

New "global" green building rating system coming to U.S. from U.K., Europe

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By Robert Cassidy

From ClimateGrouch:

Big news on the green building front: A coalition of major Euro real estate firms is preparing to launch a new pan-European rating system that will provide a uniform yardstick - make that a meter stick - of energy use in rated buildings.

And this "Global Green Rating" system could be coming to the U.S. next year.

It's already been tested on 50 properties in Europe and the U.K. and has been launched in Spain. Next month, France, Germany, Italy, and the Netherlands will get the program, with the U.S. and Japan possibly following in 2010.

According to a [report](#) in PropertyWeek.com, the Global Green Rating system will give investors and building owners better information about how a building is actually being used - especially with regard to energy usage- vs. what it was designed and modeled to do.

PropertyWeek.com says the system uses a four-stage audit process:

1. The building facility manager collects data on energy use, carbon emissions, water use, waste, proximity to transport links, and the health of the employees (occupants).
2. An on-site survey with the facility manager or owner is conducted, including inspection of the building and MEP equipment by an assessor from Green Rating.
3. Modeling is done to measure energy use in the building.
4. Recommendations for building improvement and energy conservation are offered.

Real estate firms participating: ING Real Estate, GE Real Estate Europe, Axa REIM and Natixis unit AEW Europe (a joint venture of Caisse d'Epargne and Groupe Banque Populaire).

ClimateGrouch's take: This program could give BREEAM (U.K.) and LEED (U.S.) a run for the money if it can be shown to be simple, cost-effective, and efficient, especially in terms of how quickly and professionally the audits can be performed.

Coming as it does from the real estate investor sector - rather than the largely environmental and architecture side, as was the case with LEED - will lend credibility to the system with money lenders, investors, and the business sector.

Reader Comments

at 6/10/2009 12:22:22 PM, Tim H said:

I would like more info on who (what companies) are or will be performing these audits.

at 6/10/2009 12:36:49 PM, JP said:

This seems like an answer to the current gap in BREEAM that an existing building is not rated. It might give LEED/BREEAM a challenger if they find a way to address new construction better than LEED/BREEAM can. I question the credibility, though, if the motivation is not "better" but only "cheaper" and "quicker". Those two resounding cries from the real estate community are seen as contributing factors to some of the problems with non-sustainable construction to begin with. Trying to make sustainability fit a non-sustainable model is not the answer.

at 6/11/2009 12:30:54 AM, Tony M said:

There is often a big difference between the designed performance of a new building and how it performs when the occupants get their hands on it. This proposed measure of actual performance should not only

indicate where improvements could be made in equipment or its operation but also where education/training of the occupants is needed. More importantly, assessment of existing energy-wasteful buildings must be accompanied by in-depth modeling to determine where the most cost-efficient savings in energy can be made by retrofit of more efficient equipment, better insulation, improved glazing etc., as in the current exercise on the Empire State Building.

at 6/11/2009 9:27:17 AM, JL said:

Sounds like Green Globes.

at 6/16/2009 10:49:45 AM, LarryL said:

Green is the new Life cycle costing. have no fear, its the cheaper versus the economical,and the owner will decide,as always.

at 6/16/2009 1:55:29 PM, MarkF said:

So how is a building manager/real estate agent, in any way qualified to assess the health of an occupant? What happens if the building is unhealthy or inefficient? This program sounds like another ploy to put the fox in charge of the hen house!