

GREEN BUILDING INTRODUCTION:

GREEN GLOBES

DOVETAIL PARTNERS, INC.

2017



What is Green Globes?

Green Globes™ is a program based in Canada and developed with support from federal and provincial representatives. The Green Globes system is based on the UK's Building Research Establishment's Environmental Assessment Method (BREEAM). The Canadian Standards Association (CSA) used BREEAM as the basis for publishing Green Globes as a green building rating system for existing buildings in Canada. In 2004, the Green Building Initiative (GBI) acquired the rights to distribute Green Globes in the United States under the guidance of the American National Standards Institute (ANSI).

About Green Globes

Green Globes is an online environmental performance auditing system for both new and existing buildings. It allows designers, property owners and managers to assess and rate properties and promotes integration of green design principles during the construction process.

The online format allows for project updating, reduces the use of paper-based documentation, requires less overall time and cost, and expedites the assessment process.

Green Globes Assessments

A confidential online questionnaire allows users to generate a report about property attributes. This report assesses the project and determines guidance for best practices during each stage of development.

The report contains scores from each of seven categories, as well as strengths, weaknesses, suggestions for improvement and links to additional resources for enhancing the project.

Guidelines are currently written for:

- Design of new construction and major renovations,
- Commercial interiors (i.e. office fit-ups),
- Management and operation of existing buildings (offices, multi-residential, retail, healthcare, light industrial),
- Building emergency management, and
- Building environment.

Each Green Globes confidential self-assessment questionnaire measures the environmental performance of buildings in seven relevant categories with a maximum of 1,000 points per category:

- Project Management,
- Site,
- Energy,
- Water,
- Resources,
- Emissions/Impacts, and
- Indoor Environment

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For *existing buildings*, assessment scores reflect existing physical attributes and environmental management system, and scores are then used as a basis for an overall rating.

New building designs are rated at two stages: first during the planning and building permit approval stage, then a final rating at the post-construction stage.

Based on the eco-ratings, an overall score is calculated for the project as a whole. Properties that achieve a certain number of points are eligible to receive a Green Globes™ rating, ranging from one to four.

Green Globes also offers a Life Cycle Assessment (LCA) method using the ATHENA EcoCalculator for Assemblies software. The new web-based tool considers hundreds of common building designs and construction materials to estimate potential environmental impact indicators of an entire building's longevity. Alternative design scenarios are then suggested for update possibilities.

Following third-party verification, certified buildings receive a plaque and are encouraged to publicize their award. A building project cannot be promoted as having achieved a Green Globes rating until it has passed the two-stage, third-party assessment by qualified practitioners.

Uses

The Green Globes system has several strengths and potential benefits for users of the program:

- Designed for use on building projects of any size
- Used to integrate sustainability goals into new construction, renovations, and entire building portfolios
- Owners and developers with multiple properties can use it to assess and compare the buildings in their portfolio
- Online inputs can be changed for up to a year with an option to extend for assessment updates
- Project confidentiality and security are assured with the online self-assessment
- Facilitates the integrated design process and encourages multi-disciplinary collaboration

For more information:

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This overview was compiled by Dovetail Partners as part of a series of Green Building Introductions. Special thanks to research intern Ethan Howard.

For the most current and complete information about Green Globes, please contact their office and visit their website.