



Choose certainty.
Add value.

Sustainability rating systems

Minimise your building's environmental footprint and ensure future sustainability.

Your challenges

As worldwide demand for sustainable buildings grows, building owners, operators, investors and facility managers face the need to balance green building investments against potential cost savings and government incentives. In addition, real estate assets that do not meet new sustainability standards may be at a disadvantage in the marketplace.

Currently, there are several different sustainability certification schemes worldwide that address building design, construction and operation, including BREEAM (UK), LEED (U.S.) and DGNB (Germany). These certifications provide information on a building's environmental footprint and future sustainability. Deciding which certification system is most suitable for your property or business

requires comprehensive knowledge and expertise in national and international green building standards.

Why are sustainability rating systems important to your business?

At present, certifications for building sustainability are purely voluntary. However, being certified to international green building standards is crucial for the long-term success of real estate and businesses. Each certification system provides criteria that give a holistic view of the quality of the real estate. A sustainability system can contribute towards healthier environments and ecosystems for living and working, simultaneously driving down operating costs while increasing the lifetime value of the building and its assets.



Deutsche Bank Twin Towers, Frankfurt – LEED Platinum and DGNB Gold certified by TÜV SÜD



How can we help you?

Designing sustainable buildings calls for a thorough understanding of local cultures and environments, quality standards, environmental regulations, safety standards, building codes, and carbon tax regulations. TÜV SÜD has a global network of experts who facilitate the entire green building certification process. We will help define your sustainability objectives and assess the feasibility of certification for your building, new or old. Our experts work alongside your team to explore alternative means of meeting the objectives of the building owners, budget constraints and certification requirements.

What sustainability rating systems fall within TÜV SÜD's expertise?

There are many sustainability rating systems and certifications in the world today, a few of which are recognised internationally. We apply our expertise to both the recognised international standards and other national standards. Our expertise covers the following.

■ BREEAM (UK):

Building Research Establishment Environmental Assessment Method (BREEAM) is one of the most common and internationally recognised voluntary certification schemes for sustainability in buildings. BREEAM assesses the performance of buildings over a wide range of criteria from energy to ecology, including aspects related to energy and water use, the internal environment (health and wellbeing), pollution, transport, materials, waste, ecology, and management processes.

■ LEED (U.S.):

Another widely recognised green building programme, the Leadership in Energy and Environmental Design (LEED) rating system requires objective evidence that specific requirements have been met in the areas of site sustainability, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, locations and linkages, awareness and education, and innovation in design. LEED uses a 100-point scale for rating and awards credits based on potential environmental impacts.

■ DGNB (Germany):

The Deutsche Gesellschaft für Nachhaltiges Bauen (DGNB) rating system requires fulfilment of 50 different criteria from six quality sections: environmental quality, economic quality, sociocultural and functional quality, technical quality, process quality, and site quality. It can also be tailored to meet country-specific requirements while allowing for international benchmarking with other certified buildings around the world.

■ TÜV SÜD SCoRE (Germany):

Our proprietary TÜV SÜD Sustainable Certification of Real Estate (SCoRE) system is a cost-efficient tool for assessing and enhancing the future viability of existing buildings. Its focus is on building fabric and building services equipment, both of which significantly influence the marketability and management costs of buildings. As SCoRE is developed on the basis of technical and environmental due diligence, it is uniquely suitable for analysing your property in depth and can detect factors that other systems might miss, such as contamination.



- **Various national green building standards:**

In addition to commonly used international standards, TÜV SÜD also has expertise in several national green building standards applicable to local markets.

Our sustainability rating system services

TÜV SÜD can play a key facilitation role between your organisation and relevant Green Building Councils or Certification Bodies to help you navigate requirements, attain certification and ensure that your commitment to sustainability is well documented.

- **Preliminary assessment and consultancy**

Our experts will help you define your sustainability objectives, determine which properties in your portfolio are suitable for certification, find the sustainability rating system that best suits your needs and advise you on the criteria that must be fulfilled to obtain certification. We provide expert analysis reports based on a pre-assessment inspection of the building structure, systems and energy consumption to identify potential areas for optimisation.

- **Design review**

Once a suitable certification system is identified, our experts can review the designs of your mechanical, electrical and plumbing (MEP) systems according to certification requirements as well as choice of construction materials and building equipment. This is used to formulate an action plan towards compliance. We can also conduct 3D energy modelling and photorealistic lighting simulations of the building to predict how its various systems consume energy and maximise the use of natural lighting.

- **On-site inspection**

TÜV SÜD's experts offer quality assurance by conducting periodic inspections of the site to ensure that the building construction is being carried out according to the design plan.

- **Commissioning services**

TÜV SÜD's commissioning services help to ensure that the building design and construction are calibrated according to the building owner's intentions. This also determines readiness for the formal certification process. In addition, we conduct post-occupancy surveys to track the effectiveness of sustainability measures.

- **Facilitation for certification**

TÜV SÜD facilitates communication between your company and the relevant Green Building Council or Certification Body to help you attain certification. This includes preparing all design and construction documents and contracts before submitting them to the relevant Certification Body.

- **Training**

Our sustainability experts can train building management teams in building systems maintenance and help to ensure that architects, owners and builders use eco-friendly designs effectively.

Your business benefits

- **Safeguard your investments** – with a green building certification that serves as proof of quality to significantly improve the marketability of your property.
- **Save money** – by quickly pinpointing ways to reduce your energy costs and improve operational efficiency.



Marischal College, Aberdeen – BREEAM Excellent rating achieved with TÜV SÜD

- **Minimise risk** – by complying with national and international statutory requirements, which puts your company on sound footing both economically and ecologically. Engaging TÜV SÜD’s experts at the beginning of a construction project can also avoid consequential costs later on due to incorrect modernisation work.
- **Gain a competitive edge** – with a world-recognised green building certificate that improves your company’s image and the status of your property, putting you in a better position for negotiations.
- **Add value to your occupants’ quality of life** – by demonstrating your commitment to sustainability. This will motivate building occupants to do the same, leading to a better indoor experience and quality of life for everyone.

Why choose TÜV SÜD?

When it comes to sustainability in real estate, we have decades of experience working on significant global projects including the Olympic Park and Athletes’ Village for the London 2012 Olympics. Our reputation for total independence means that you can rely on us to give you a completely objective evaluation of your prospects for sustainability certifications.

TÜV SÜD’s interdisciplinary team of experts from various engineering backgrounds can offer in-depth and well-

rounded analyses of your company and its assets that go beyond green building certifications. With the strong reputation of the TÜV SÜD brand and our proven track record of engineering excellence, your sustainability assessment or TÜV SÜD SCoRE certificate will be recognised anywhere in the world.

Choose certainty. Add value.

TÜV SÜD is a premium quality, safety and sustainability solutions provider that specialises in testing, inspection, auditing, certification, training and knowledge services. Represented in over 800 locations worldwide, we hold accreditations in Europe, the Americas, the Middle East and Asia. By delivering objective solutions to our customers, we add tangible value to businesses, consumers and the environment.

Related services

TÜV SÜD provides the following related services:

- Carbon footprint certification
- Energy efficiency for buildings
- Due diligence services
- Property valuation and advisory services
- ISO 14001 – Environmental management system certification
- ISO 50001 – Energy management system certification