Excellence defined. Sustainable building with a systems approach.

Safeguarding the quality of our built environment. The DGNB System is designed to help you to plan, construct and manage sustainable buildings and districts.
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Front Cover:

5 Morgen Dahlem Urban Village
DGNB Pre-Certificate in Silver
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Quasar Istanbul
DGNB Pre-Certificate in Gold
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Climate change, resource scarcity and the financial crisis – our society faces key challenges which should not be passed on to future generations. Awareness of sustainable practices is growing in all areas of life. Even today, there are many technical solutions providing the opportunity to take responsibility for the world of tomorrow.

Sustainable development must strike an ideal balance between ecological, economic and social goals. The construction and real estate industry can make a key contribution towards achieving these goals. According to the German Ministry for the Environment, buildings account for roughly one third of resources consumed in Germany and a similar proportion of carbon emissions and waste. Sustainable building aims to reduce these figures systematically. At the same time, sustainable living environments are cost-effective and attuned to users’ needs.

Against this background, leading experts from various disciplines within the construction and real estate industry came together to found the German Sustainable Building Council (Deutsche Gesellschaft für Nachhaltiges Bauen - DGNB e. V.) in summer 2007. With a view to actively promoting sustainable building, we developed a certification system – the DGNB System. This is designed to describe and assess buildings that are exceptionally environmentally friendly, resource-efficient and economical. This system can also be applied to buildings and districts which offer users optimized comfort and a high quality of life.

Moreover, the Council is devoted to promoting sustainable building by means of transferring valuable know-how, providing goal-oriented training and raising public awareness about this important issue. With a growing membership of currently 1,200 companies, the DGNB is Germany's central platform for sustainable building – making it the ideal partner in the growing market of sustainable building.
THE DGNB CERTIFICATION SYSTEM. 
A COMPREHENSIVE QUALITY RECORD.

There are many certification systems for sustainable building. However, the DGNB System is unique. Its distinguishing feature is the integrated evaluation of economic and environmental aspects as well as user comfort. As a standardised system it can be adapted precisely in order to match a wide range of use types and country-specific requirements. The system is used internationally, whereby the DGNB Pre-Certificate in particular makes it the ideal design tool.

An integrated approach to quality. With a consistent system.

Whether you are working on new buildings, existing buildings or refurbishment projects, on individual buildings or entire districts – the DGNB’s standardized assessment system covers all of the six key aspects of sustainable building: environmental, economic, sociocultural and functional aspects, technology, processes and site. The first four evaluation areas have equal weight in the assessment, making the DGNB System unique in attributing equal importance to the economic side of sustainable building – e.g. by assessing life cycle costs – as it does to environmental criteria. The assessment focuses on the entire life cycle of a building. The key factor is that the DGNB System does not evaluate individual measures, but rather defines targets which contribute to the overall performance of the building, depending on the degree to which they are fulfilled.

THE DGNB CERTIFICATION SYSTEM – SECOND GENERATION (EXAMPLE FOR BUILDINGS)
Widely used. Nationally and internationally.

The DGNB System allows the criteria set to be adapted precisely and also enables individual criteria to be weighted for various building and use types. From the outset, the DGNB geared its certification system and training programme to both the German and the international market. The DGNB can certify projects and implement its high quality standards anywhere in the world, thanks to the DGNB System’s ability to adapt to the specific climate, building practice, legislation and culture of other countries. The DGNB takes two different approaches to international certification:

Direct application of the DGNB System
For all countries, the DGNB provides an international version of its system based on current European norms and standards. This enables us to directly certify buildings and districts anywhere in the world. Some countries are home to a DGNB Community, including interested professionals and experts involved with sustainable construction and the DGNB Certification System in particular. In these countries, the DGNB organises events and training seminars together with this community. In countries where the DGNB cooperates with local organisations, joint activities are offered. Depending on demand, local organisations can adapt the system and thereby enter into an exclusive DGNB System Partnership.

Local partner organisation
In countries with an established DGNB System Partner the DGNB works in tandem with this organisation to align the certification system even more closely with local requirements and the prevailing building culture. This enables us to certify buildings throughout the world according to the same standard and approach, thus achieving comparability, transparency and reassurance for investors, building owners and users alike. In this case, projects are certified by the DGNB System Partner.

THE DGNB PARTNER NETWORK
Planning sustainable buildings. With the DGNB Pre-Certificate.

DGNB criteria should be incorporated in the planning phase as early as possible. Pre-certification allows a development to be optimized from a sustainability perspective from the very beginning as well as generating an official record of this process.

This approach offers a number of benefits with respect to planning, construction and marketing. By defining all key sustainability criteria early on, clear targets are established for each player in the planning team. This in turn increases transparency, improves risk management and ensures a secure basis for the planned performance targets – and for funding. And, of course, the recognized quality label increases the attractiveness of properties, thus improving their rental and sales prospects. This means greater financial security for building owners and investors from an early stage in the process.

Implementing cities’ and local authorities’ sustainability goals. With maximum transparency and reliability.

Sustainable building is a central element in the policies of local authorities and cities. In local authorities, there is a growing need for reliable benchmarks for sustainability targets. With its independent and transparent certification system for ensuring quality, the DGNB is regarded as an expert partner for cities and local authorities when it comes to sustainable building. In certifying districts – but also educational facilities, residential, administrative and mixed-use buildings – the DGNB System provides authorities with the right tools for implementing and documenting their sustainability targets.

IMPORTANCE OF THE DGNB PRE-CERTIFICATE

[Diagram showing the importance of DGNB Pre-Certification across different stages of project development, highlighting the ability to influence and cost and effort for changes.]
Higher quality of life.
Lower ancillary costs.
The benefits for users.
- **Healthy users:** The DGNB System takes the health and well-being of building users into account and helps to reduce illness.
- **Lower costs for users:** The DGNB System focuses on the building’s overall life cycle from the outset, lowers costs and optimizes processes in operation. Sustainable planning can thereby reduce ancillary costs in the long term.
- **For future generations:** DGNB certified buildings consume fewer resources during construction, have lower greenhouse gas emissions and largely can be recycled. In thus reducing waste, they make an active contribution to protecting the environment.

More efficient planning. Less time and effort. Advantages for planners and architects.
- **Promoting integrated planning:** DGNB pre-certification in particular supports integrated planning, providing early optimization potential for construction, management, conversion and dismantling with an emphasis on optimizing costs. This means that the focus of the project is on quality from the very beginning.
- **Targeted planning and monitoring:** A systematic definition of sustainability targets based on DGNB criteria raises all stakeholders’ awareness at an early stage and serves as a central instrument for quality assurance during the construction phase.
- **Assessing overall performance:** Rather than specifying individual measures, the DGNB System sets targets for measuring a building’s overall performance. In doing so, it actively promotes innovative building concepts.

- **Quality from the outset:** As from the early planning stage, the DGNB Pre-certificate reassures building owners and users that the building will achieve its ultimate performance targets.
- **Equal consideration for economic aspects:** The economic sustainability of a building is seen as being every bit as relevant as its environmental, sociocultural and technical performance.
- **Increased market opportunities:** The DGNB Certificate increases a building’s sale and rental potential by providing owners and users with a clear indication of its superior quality.
- **Safeguarding further rentals:** The ever-growing demand for certified buildings minimizes the risk of vacancies.
- **Simplifying funding:** Properties likely to qualify for DGNB certification often secure loans more quickly and at better conditions.
- **International comparability:** DGNB certified buildings are comparable at both national and international levels.
- **Precise assessment:** Individual profiles based on the standardized DGNB System are available for different building types to provide the most suitable certification for the market in question.
- **Ensuring transparency:** DGNB Certification ensures that aspects relevant to sustainable construction are reliably tested and processed. This provides the basis for later operational optimisations and adaptations.

Relevance of products used in construction. Clear guidance. The benefits for consultants and product manufacturers.
- **Clear innovation potential:** For each of the relevant criteria, the DGNB System shows consultants and manufacturers the extent to which building products influence the sustainability of the project as a whole. In this way, products can be further developed and optimized from a sustainability perspective. Here, too, the focus is on the entire life cycle – and therefore on the long-term quality of products used in construction.

Celebrating quality. The advantages of DGNB certification at a glance.
A STRONG NEW ECONOMIC FACTOR.
THE DGNB CERTIFICATE FROM THE INVESTOR’S AND OPERATOR’S VIEWPOINT.

“For us, it is important to know that our sustainability efforts are on the right path, and assessment from a neutral third party such as the DGNB is very helpful in finding that out. However as a chain store, our goal in developing environmentally friendly new branches was to combine sustainability with a serial construction concept. And we reached that goal. Lidl is one of the first companies to receive DGNB Certification for a basic construction blueprint. Now, we can ensure that the next generation of all of our branches fulfills the highest sustainability standards.”

“Because the DGNB is based on a lifecycle assessment, proper attention is finally paid to the use phase and related services. Our goal is to further develop this approach and provide a way to constantly share ideas between research and practice. As an internationally recognized institution with members from all areas of real estate, the DGNB is the ideal platform for that purpose. Therefore, both as the KIT (Karlsruhe Institute of Technology) and as a consulting engineering firm, we get engaged in the further development and dissemination of the DGNB system as well as in auditor training.”
THE ROUTE TO DGNB CERTIFICATION. REACHING SUSTAINABILITY TARGETS IN FOUR STEPS.

The DGNB Certificate achieved market recognition within a short time. Many building owners have already secured this recognized seal of sustainable quality for their properties. And the route to certification is clearly defined.

Interested in planning, constructing and certifying a sustainable building or district using the DGNB System? For this purpose the DGNB has defined a clear procedure which is implemented in parallel to the other processes for both certification and pre-certification. This aligns the work stages saving not only time but also costs. The DGNB System provides support throughout all the project development stages, ranging from the initial concept to final completion. This highlights potential errors and deficiencies at an early stage and makes quality measurable and transparent.

The certification process in four steps:

1. Preparation and registration: The client first contacts an accredited DGNB Auditor. These auditors are trained by the DGNB Academy in accordance with exacting quality guidelines. The DGNB Auditor accompanies the client’s project right from the outset and provides support extending from registration to completing the certification process. After registering the project, the client enters into a certification contract with the DGNB. No contractual relationship exists between the DGNB and the auditor. This ensures maximum objectivity on the part of the DGNB Certification Team. The DGNB safeguards the quality of auditors’ work by providing them with on-going support and training.

2. Submitting documentation: The auditor’s role is to compile the necessary certification documents and to assess the sustainability of the building or district on the basis of the DGNB’s criteria set. Following this, the auditor submits all required documentation and evidence to the DGNB certification office for compliance testing.

3. Compliance testing: The DGNB Certification Team inspects the certification documents in terms of their conformity. Upon completion, the DGNB sends its compliance test report to the auditor, who then returns their official statement to the DGNB, adding further documentation if required. The DGNB subsequently carries out a second inspection and then sends the second assessment report to the building owner and auditor. If all parties agree on the results of the test, the client gives final clearance. After this, the results of the test are confirmed by the DGNB Certification Committee. This process generally takes six to eight weeks.

4. Results and awarding of certificate: After the results have been approved, the DGNB sends a notice of certification to the client and the auditor. Finally, the DGNB awards the pre-certificate or certificate for the project in question. In order to ensure maximum publicity, certificates are generally awarded by the DGNB at high-profile events such as trade fairs, congresses and official building openings.
THE CERTIFICATION PROCESS

1. FIRST CONTACT
   - Client
   - DGNB Auditor
   - Contact

2. REGISTRATION
   - Client
   - DGNB Auditor
   - Contract
   - DGNB
   - Online project registration

3. SCHEME DEVELOPMENT
   - Adapt Scheme
     - Has a country specific system been developed?
     - YES
       - DGNB Partner
       - Development of the new scheme based on country specific existing schemes
     - NO
       - DGNB Auditor
       - Exchange
       - DGNB
       - Development of draft criteria with country specific requirement based on the international version
       - DGNB Technical Committee
       - Approval of country specific DGNB criteria

4. CERTIFICATION PROCESS
   - DGNB Auditor
   - Project submission
   - DGNB Conformity check
   - DGNB Certificate award

Excellence Defined. Sustainable building with a systems approach.
APPLICATION OF THE DGNB SYSTEM. INTEGRAL PLANNING, BUILDING AND EVALUATION.

The DGNB System addresses all aspects of sustainable building at a high level which is identical for different building types and even entire districts. This is based on two criteria sets.

In order to provide precise and reliable certification for the type of building use in question, individual criteria are weighted according to their importance for the relevant scheme and compiled to form an assessment matrix. DGNB Certificates are awarded in gold, silver or bronze, depending on the degree to which the requirements are fulfilled. The DGNB thus singles out buildings and districts which demonstrate an outstanding commitment to meeting sustainability objectives. The following pages present the system contents and schemes.
Gold, silver and bronze. Performance-based scoring.

Clear targets have been defined for each criterion of the DGNB Certification System. Auditors award a score of up to ten points based on the degree to which a criterion has been fulfilled. All criteria in an evaluation section are then condensed into a partial score. The scores for economic, ecological, sociocultural and functional, and technical quality each account for 22.5 percent of the overall evaluation of a building or district, whilst process quality accounts for 10 percent. Although site quality is considered separately in the case of buildings, this aspect is nonetheless included in the marketability criterion which influences the final evaluation. Site quality is included in the criteria for districts, thus the location has a major influence on the overall evaluation for districts.

If the total score is at least 50 percent, for instance, the building will receive a bronze DGNB Certificate. If the total score is at least 65 percent, a silver certificate is granted. To qualify for a gold certificate, a project requires a total score of at least 80 percent. Existing buildings achieve the “certified” designation as from a total performance index of 35 percent or more.

The DGNB aims to promote a uniform quality standard for buildings. Therefore the total score alone is not sufficient for a certificate. In new buildings, a certain basic level – the minimum performance index – must be reached in all the topics relevant to the overall score in order to obtain the respective certificate. For instance, gold requires a score of at least 65 percent in the first five evaluation areas. Similarly, silver requires a score of at least 50 percent while bronze requires a minimum of 35 percent. However, no such minimum performance index is required for existing buildings to achieve the “certified” designation.

Precise adaptation. Criteria weighting.

We have defined clear targets for our criteria in order to ensure maximum reliability and precision in our DGNB Certificate. Each criterion can be assessed according to its documented or calculated quality. At the same time, each criterion can be adjusted – or disregarded entirely – by means of a weighting factor reflecting its societal or political relevance and its significance for the scheme in question. The criteria weightings for individual schemes are adapted in our interdisciplinary working groups in close coordination with additional quality assurance committees – in particular the DGNB Certification Scheme Committee.

THE DGNB EVALUATION GRAPH

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<th>Total Performance Index</th>
<th>Minimum Performance Index</th>
<th>Awards</th>
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<tbody>
<tr>
<td>from 35 %</td>
<td>— %</td>
<td>Certified*</td>
</tr>
<tr>
<td>from 50 %</td>
<td>35 %</td>
<td>Bronze</td>
</tr>
<tr>
<td>from 65 %</td>
<td>50 %</td>
<td>Silver</td>
</tr>
<tr>
<td>from 80 %</td>
<td>65 %</td>
<td>Gold</td>
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*This designation only applies to existing buildings
### New office and administrative buildings, Version 2012

#### Quality Sections

<table>
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<tr>
<th>Quality Sections</th>
<th>Evaluation Topics</th>
<th>Criteria Number</th>
<th>Criteria Description</th>
<th>Relevance Factor</th>
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### CORE CRITERIA SET FOR BUILDINGS

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</tr>
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<td>Efficient Land Use</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sociocultural and Functional Quality</th>
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</thead>
<tbody>
<tr>
<td>Social and Functional Mix</td>
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<tr>
<td>Social and Commercial Infrastructure</td>
</tr>
<tr>
<td>Objective/Subjective Safety</td>
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<tr>
<td>Public Space Amenity</td>
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<tr>
<td>Sound Emissions and Sound Insulation</td>
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<tr>
<td>Open Space Offer</td>
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<tr>
<td>Inclusive Access</td>
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<tr>
<td>Development Layout and Flexibility</td>
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<tr>
<td>Urban Integration</td>
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<tr>
<td>Urban Design</td>
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<tr>
<td>Use of Existing Structures</td>
</tr>
<tr>
<td>Art in Public Space</td>
</tr>
</tbody>
</table>
(continuation)

CORE CRITERIA SET FOR BUILDINGS

Technical Quality

- Fire Safety
- Sound Insulation
- Building Envelope Quality
- Adaptability of Technical Systems
- Cleaning and Maintenance
- Deconstruction and Disassembly
- Sound Emissions

Process Quality

- Comprehensive Project Brief
- Integrated Design
- Design Concept
- Sustainability Aspects in Tender Phase
- Documentation for Facility Management
- Environmental Impact of Construction
- Construction Quality Assurance
- Systematic Commissioning

Site Quality

- Local Environment
- Public Image and Social Conditions
- Transport Access
- Access to Amenities

(continuation)

CORE CRITERIA SET FOR DISTRICTS

- Energy Technology
- Efficient Waste Management
- Rain Water Management
- Information and Telecommunication Infrastructure
- Maintenance, Upkeep and Cleaning
- Transport System Quality
- Motor Transport Infrastructure Quality
- Public Transport Infrastructure Quality
- Bicycle Infrastructure Quality
- Pedestrian Infrastructure Quality

Excellence Defined. Sustainable building with a systems approach.
Comprehensive portfolio. Schemes for buildings.

The construction and real estate sectors are in a continuous state of flux. In this context, the flexibility of the DGNB System – whereby targets, limits and reference figures can be aligned with new developments at any time – is a considerable advantage. This means that it is possible to develop new schemes for different building types quickly and easily. At the same time, existing schemes can be adapted and further developed.

The DGNB Certification System distinguishes between new and existing buildings. New buildings have been in operation for less than three years. Existing buildings have been in operation for more than three years and have not been extensively modernised within this period. Existing buildings are assessed on the basis of their actual consumption data. In addition to this, there is also a scheme for buildings which have benefited from modernisation measures which are relevant to their sustainability, such as improvements to their façade or their technical building system. At present, DGNB schemes can certify around 20 different use types at the national and international levels. Thus the DGNB addresses the special features and needs of the various uses and correspondingly adapts its system to the specific requirements. DGNB committees are continually developing further schemes.

The existing DGNB schemes are briefly outlined below. You can find a more detailed and constantly updated overview on our website at › www.dgnb-system.de.

Office and administrative buildings
This scheme is available for all buildings principally used for office and administrative purposes. In addition to ecological and economic aspects such as the consumption values, the focus of the assessment is on user comfort, including acoustic, thermal and visual aspects, which greatly enhance the performance and motivation of workers.
Residential buildings
Residential buildings can also be registered for certification. The focus of evaluation is placed on residents' comfort and well-being. Accordingly, criteria such as noise protection, spatial flexibility and indoor air quality account for a major share of the score. Along with low running cost and value stability, it is the quality of accommodation itself which plays a central role in the evaluation. A specially streamlined certification tool for developments with fewer than six units is now at hand for clients and designers.

Healthcare buildings
Due to the diversity of uses in healthcare buildings, this scheme addresses different types of areas: the certification allocates different weightings to examination, therapy and patient areas as well as to office and administrative spaces and commercial areas such as cafés. The therapeutic aspect is particularly important for healthcare buildings. For this reason, the assessment includes not only the actual buildings but also extends to take adjacent grounds or hospital gardens into account. The scheme is available for hospitals as well as rehabilitation centres, psychosomatic clinics and university clinics.

Educational facilities
In the scheme for educational buildings, the DGNB provides another crucial variant of its Certification System for kindergartens, schools, adult educational facilities, universities, and rooms mainly used for seminars and lectures and as classrooms. The modular assessment also allows for the adjacent use of offices, kitchens, cafeterias, libraries, and sports facilities within the same building. In contrast, gymnasiums, libraries, and cafeterias in separate buildings are not taken into consideration. The design of outdoor facilities is of great importance for users and is therefore also assessed.
Hotels
Special industry requirements have to be taken into account for hotels. This scheme therefore also pays special attention to comfort in addition to environmental and economic factors. In addition, the hotel’s number of stars is taken into account, and the site quality is assessed based on the occupancy type; the requirements for urban hotels with good transportation infrastructure differ from those for remote country hotels. Operating and maintenance costs are another crucial aspect, and they are mainly determined in the (pre-)planning phase.

Retail buildings
The assessment evaluates the building as a whole as well as the fitting out. The high demand for energy and media in retail buildings is reflected in the contribution of these factors to the score. In addition, the aspect of family-friendliness has been incorporated. In shopping centres, the first line of enquiry focuses on circulation spaces, building services and management areas, including their fit-out. Family-friendliness and energy demand are also central to this scheme, whereas less weight is given to tenant fit-out.

Assembly buildings
The scheme for assembly buildings is available for various use types: congress centres, trade fair centres or civic centres, museums, theatres and music halls, libraries and terminals. It is largely based on the criteria for office and administrative buildings, but also takes into account the respective special features of assembly buildings such as lighting and event concepts, fresh water consumption and thermal comfort. The scheme places a particular emphasis on optimum flexibility. For example, it evaluates the clear access for the vertical circulation such as for major exhibition items, as well as the individual control of HVAC systems for conference rooms.

Industrial buildings
By contrast to other schemes, the assessment of industrial buildings is based on a 20 year use period. In distribution centres, the quality of the location assumes a central role,
whereby accessibility for people and for goods is reflected in the score. The discrete assessment of administrative areas on the one hand and work or production floors on the other is an important aspect in the evaluation of production plants.

**Tenant fit-out**

The quality of interior fitting out considerably influences user comfort and the quality of the building as a whole. The new scheme is specifically tailored to the certification of these aspects. They include all aspects of the interior fittings including the spatial enclosure. For example, floors, non load-bearing partitions and doors to the unit are taken into account. Uniquely, the furnishings are also evaluated, as these represent an important aspect of the interior fit-out. The new scheme is available for office and administration as well as retail buildings. This allows for the certification of new build and existing fittings for supermarkets, discount stores, or shopping centres.

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**EVALUATION STEPS FOR BUILDINGS**

<table>
<thead>
<tr>
<th>PRE-CERTIFICATE</th>
<th>CERTIFICATE</th>
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<tbody>
<tr>
<td>Planning</td>
<td>Completion</td>
</tr>
<tr>
<td>Validity</td>
<td>Validity</td>
</tr>
<tr>
<td>until completion</td>
<td>unlimited</td>
</tr>
<tr>
<td></td>
<td>3 years for existing buildings</td>
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</table>
LARGE-SCALE SUSTAINABILITY. SCHEMES FOR DISTRICTS.

Specific criteria sets were developed for building new districts. Of course these schemes also accord with the DGNB’s guiding principles and take the tried and tested topics into account. In particular the intention is to certify districts which distinguish themselves from previous developments in terms of ecological, economic and social aspects. Given that districts develop in several phases over a long period and reflecting the DGNB philosophy, we offer the award in the form of a pre-certificate and certificate. However, we offer two types of certificate during the long construction period: the first certificate is awarded upon completion of 25 percent of the infrastructure and is valid for five years; the second certificate is awarded once 75 percent of the buildings have been completed and has an unlimited validity.

Urban districts
More than half of the global population lives in cities. In 2050, this share will even reach 70 percent. The DGNB scheme for urban districts covers all relevant aspects concerned with sustainable construction, including the urban structure, the proportion of open spaces, educational facilities, local retail, cultural amenities and sustainable mobility as well as maintenance, management and cleaning.

Business districts
Local authorities are increasingly placing business districts at the heart of their sustainable urban development strategies. Business districts’ diversity and connectivity with the surrounding area is an important feature of their sustainability. Hence at least three different use types are required, each accounting for at least 10 percent of the total development.

Industrial locations
Concepts for improving public amenities, child care and shopping facilities for workers are equally central to this scheme as life cycle costs and life cycle assessment.

EVALUATION STEPS FOR URBAN DISTRICTS

<table>
<thead>
<tr>
<th>PRE-CERTIFICATE</th>
<th>CERTIFICATE Infrastructure</th>
<th>URBAN QUARTER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I</td>
<td>Phase II</td>
<td>Phase III</td>
</tr>
<tr>
<td>Urban design competition</td>
<td>at least 25% infrastructure or approved development framework and urban development contracts</td>
<td>at least 75% buildings, public space and highways</td>
</tr>
<tr>
<td>Validity 3 years</td>
<td>Validity 5 years</td>
<td>Validity</td>
</tr>
<tr>
<td></td>
<td></td>
<td>unlimited</td>
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</tbody>
</table>
CERTIFICATION COSTS.

The certification fees cover the cost of all work carried out by the DGNB throughout the entire certification process. In addition to our fee, costs arise for the DGNB Auditors, which may vary depending on the project and the services performed. The following chart uses an example project to explain how the certification costs are compiled.

<table>
<thead>
<tr>
<th>Certification fees</th>
<th>+</th>
<th>Fees for auditor services</th>
<th>=</th>
<th>Certification costs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fixed costs</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comprise the DGNB certification process including the two first examinations of the conformity inspection.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Variable costs</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>These costs heavily depend on the project and are agreed in a separate contract between the client and the auditor.</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**Fees/costs depend on**
- Gross floor space
- Scheme
- Pre-certificate/Certificate
- Client's DGNB membership status
- Scope of auditor services

**Example**
- Gross floor space: 10,000 m²
- Scheme: NBV12
- Type of certification: Certificate
- DGNB member: Yes
- Scope of auditor services: project-specific

€ 4,980,00 + Fees for auditor services = € 4,980,00 + fees for auditor services
AN ATTRACTIVE FUTURE MARKET. SUSTAINABLE BUILDING FROM THE AUDITOR’S VIEWPOINT.

“We are a founding member of the DGNB and have been involved in the effective and economical application of the certificate since the first pilot phase. Sustainability, however, was one of our priorities in our work even before the DGNB was founded. Certification provides a great degree of planning security. We use it today to comprehensively assess real estate across its entire lifecycle according to various aspects of sustainability. Thereby a building’s performance becomes measurable and comparable. The DGNB Certificate has now become a quality label for the entire building and is increasingly in demand among banks and investors. We are pleased to continue engaging in the further development of the various DGNB Certification criteria and schemes.”

Dr. Thorsten Huff
makon GmbH & Co. KG

“The current dynamic development of building certification shows that the DGNB Certificate meets the market’s and society’s demands. But the certificate is by no means simply a way of marketing high-quality building properties; in fact, thanks to its wide scope it has proved to be a way of ensuring quality during the construction process when consistently applied both to new buildings and refurbishment projects. In future, the focus will increasingly be on existing buildings. The experience from projects I had the privilege of directing shows that, contrary to what many people believed at the beginning, building certification does not entail extra work, but truly creates added value for the building, its users, and the environment.”

Engineer Amelie Lerch
Project Manager, Witte Projektmanagement GmbH

Excellence Defined. Sustainable building with a systems approach.
CENTRAL INSTITUTIONS OF DGNB SYSTEM DEVELOPMENT. EFFECTIVE COLLABORATION.

The technical committee is the DGNB’s central decision-making and quality assurance institution. It is responsible for the development of new certification schemes, adaptation of existing schemes, and for the further development of the contents and requirements of the DGNB Certification System.

Our members collaborate in various working groups to develop new certification schemes. The strength of the system lies in their expertise.

The DGNB Certification System Committee

Dr.-Ing. Peter Mösle,
Drees & Sommer Advanced Building Technologies GmbH, Chairman
Topics: energy, building services, and facility management

Dr.-Ing. Wolfram Trinius,
Ingenieurbüro Trinius, Deputy Chairman
Topics: energy, building services, and facility management

Ralf Bode,
atmosgrad° gmbh
Topics: lifecycle costs

Matthias Fischer,
University of Stuttgart
Topics: lifecycle assessment

Martin Hoffmann,
GFÖB/ARCADIS Deutschland GmbH
Topics: comfort, building acoustics, construction materials, and pollutants

Fleur Keller,
Hascher + Jehle Planungsgesellschaft mbH
Topics: functional and design quality

Rolf Messerschmidt,
Joachim Ebler Architektur
Topics: open areas, climate

Manfred Wacker,
University of Stuttgart
Topics: mobility

Stefan Werrer,
Freelance Architect
Topics: urban development, sites

Jan Zak,
ingengineering firm
Prof. Dr.-Ing. Kunibert Lennertz GmbH
Topics: location, process quality
Excellence Defined. Sustainable building with a systems approach.

Stadtfenster Duisburg
DGNB Pre-Certificate in Silver
© Multi-Stadtfenster Duisburg
COMPLEMENTING THE DGNB SYSTEM.
PROVIDING INDIVIDUAL EXPERTISE.

The certification system is just one way in which the DGNB actively helps promote sustainable building. With the DGNB Academy and the DGNB Navigator, we offer further powerful building blocks for shaping the growing market in sustainable building.

We have collated everything you need to know about the DGNB Certification System in our compact DGNB Manuals. The innovative DGNB System Software enables auditors to certify sustainable construction projects more easily and efficiently, saving time and reducing users’ workload. The software supports the entire certification process – from processing the projects and submitting the documentation to conducting the conformity inspection.

The DGNB Academy comprises three sections. For a broad professional public, it provides general knowledge about topics relevant to sustainable construction. This provides you with the DGNB Registered Professional qualification. If you view the DGNB Certification System as a career opportunity, you can acquire the
requisite knowledge to use the DGNB System nationally and internationally by gaining the DGNB Consultant and DGNB Auditor qualifications. Finally, we can provide our members with a wide-ranging expertise on specialist topics relating to sustainable construction through in-house training seminars tailored specifically to their requirements.

Construction products make a considerable contribution to the sustainability of a building. With the DGNB Navigator we have therefore developed a unique online platform to support all those involved in the product sourcing process – ranging from manufacturers and architects to planners and auditors. The required information is provided in a transparent manner, and the standardised data queries which are aligned with the DGNB System provide reliable guidance when preparing and searching for relevant information. The DGNB Navigator therefore unites the wealth of manufacturers’ information with designers’ enquiries on a single platform and provides an important link between construction products and the DGNB Certification System for buildings. The DGNB Navigator can be used internationally: it takes ISO standards into account and is available in English.
DGHB MEMBERS.
COMPREHENSIVE KNOWLEDGE BASE
FOR THE DGNB SYSTEM.

DGHB has over 1,200 active member companies from all areas of the construction and real estate sector. Together with the DGHB office, they continually develop the DGHB Certification System and make a key contribution towards promoting sustainable building worldwide. Their goal is to make the built environment more people-friendly. As a DGHB member, you will also enjoy many other benefits and discounts relating to the DGHB System.

Observing the market closely and helping to shape it, focusing on sector players and their needs, looking ahead to the future – these are just some of the many functions performed by the DGHB and its members that currently make up its membership. Why not play an active role as well? You can join us in developing the DGHB System and its various schemes, thereby securing yourself a leading position in the growing sustainable building market.

Interdisciplinary interaction. Attractive benefits.

Becoming a member of the DGHB is worthwhile not only from a professional perspective, but also from a financial point of view. Members enjoy generous discounts on DGHB System certifications and training at the DGHB Academy.

If you are interested, then why not join us? For further information, please feel free to contact us at mitgliederbetreuung@dggb.de.