



**CERTIVEA HAS DEVELOPED AN INTERNATIONAL HQE CERTIFICATION OFFER
FOR THE TERTIARY BUILDINGS SECTOR**

**Press Conference – 1 st December 2011
Salon de l'Immobilier d'Entreprise – SIMI – Paris (FRANCE)**

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Whatever their field of activity and/or intervention, real estate professionals are constantly looking to improve their expertise, to anticipate future developments (markets, regulations, etc.) and to have their performances recognised according to reliable criteria.

In this context, tertiary HQE certification is one of the best ways to recognise, in an objective and credible manner, the best practices in sustainable building construction and operation. Certivéa is its flag bearer today, in France and internationally.

For more than 5 years, Certivéa has been providing tertiary buildings with even more value with:

- Technical schemes covering all types of tertiary buildings (offices, logistics, retail, hotels...);
- An approach to deliver certifications worldwide by combining generic and specific criteria, as well as common indicators comparing all respective assets;
- Certifications fully carried out by a third-party, the most reliable method for recognising a project's quality.

Since its inception in 2006, Certivéa has certified nearly 730 projects, representing more than 11 million square meters, distributed as follows:

NUMBER OF OPERATIONS WITH AN HQE CERTIFICATION ISSUED BY CERTIVÉA - OCTOBER 20, 2011

Type of buildings	M ²	Number of certifications
Offices	7 701 311	494
Industrial activities	957 690	39
Education	801 516	121
Health	738 934	24
Retail	652 415	36
Hotel	220 232	14
Total	11 072 098	728

The already 10 projects certified outside France were carried out based on a technical scheme backed by French regulations and standards.

In order to offer a certification service best suited to worldwide expectations, Certivéa is currently developing an international HQE certification offer.

1. The key elements of HQE certification adapted internationally

Certivéa announced today, at the Salon de l'Immobilier d'Entreprise – SIMI in Paris (France), the development of its international certification offer (the official launch of its test phase, pilot operations, etc.). This new offer from Certivéa should be fully operational by the end of the first quarter of 2012.

Based on an international generic scheme, this certification offer retains all the elements that have made HQE certification a success in France and also already at an international level:

- ☛ **A comprehensive approach:** a comprehensive and multi-criteria approach, bringing together all the stakeholders of a construction project (contractors, users, occupants, etc.).

Placing respect for the environment, and the health and comfort of the occupants at the centre of its concerns, HQE certification aims to improve the built environment by:

- assessing the impact of the building on its environment and on the health and comfort of users,
- identifying relevant actions to reduce this impact.

To this end, HQE certification integrates three inseparable components throughout its process:

- ① **The project's management requirements:** the project owner is a veritable conductor who sets goals and specifies the role of the different stakeholders of the project;
- ② **The environmental performance of the building:** throughout the project, the building performances will be assessed according to the Building's Environmental Performance requirements, which are based on the 14 targets of the HQE process (the building's relation to its immediate environment, its energy management, acoustic comfort, sanitary air quality, etc.).
- ③ **Performance indicators.**

As a framework for these three components, HQE certification relies on three principles:

- ① The desired objectives are set solely by the project owner;
- ② Therefore, no architectural or technical solution is imposed: the respective choices are made by the project team and are always adapted to their context;
- ③ To achieve these set objectives, the type of management chosen for the project enables the mobilisation of all the operation's stakeholders.

→ The comprehensive approach of HQE certification permits the construction of environmentally friendly buildings while creating comfortable and safe interior spaces for all its occupants.

- ✦ **Technical expertise:** The tertiary HQE certification has a solid scientific and technical basis, it comprises a long process of consultation with professionals in the construction and real estate sectors, and it is based on a field experience that has been enriched every day for over 10 years.

As a subsidiary of CSTB (Centre Scientifique et Technique du Bâtiment), Certivéa also regularly develops schemes specific to each of the tertiary activities (retail, logistics, sports equipment, etc.). For their elaboration, modification, and so forth, Certivéa systematically surrounds itself with recognised experts in their respective field of activity and develops synergies with top scientists.

For the launch of its international offer, Certivéa has developed two schemes:

- One for the Building's Environmental Performance,
- A second one for the Environmental Management Requirements of the Project

Like the ones launched in France, these schemes are subject to consultation with the industry's players.

→ Technical expertise is an integral part of the HQE certification process: it has been developed by experts in their respective fields of activity and it has been enriched every day for over 10 years.

- ☛ **High performance:** HQE certification comprises a performance evaluation of a project regarding its environmental and energy aspects as well as those pertaining to health and comfort. To this end, HQE certification is based primarily on a next-generation method, compatible with international indicators such as the Sustainable Building Alliance, CEN TC 350, etc.

While promoting innovation and the recognition of user needs through non-prescriptive criteria, this approach entails an assessment of the overall performances of the project with the Sustainable Building Passport, launched by Certivéa last September.

The "Sustainable Building Passport" is a new notice which readily displays the overall performance of certified buildings in respect to four issues: energy, environment, health and comfort.

Through the CSTB group, of which it is a subsidiary, Certivéa also actively participates in international working groups, working to establish common indicators so as to enable, in particular, the assessment and comparison of a building's performances, from one country to another. Consequently, the "HQE Performance" technical scheme has been devised in anticipation of international developments in this field.

- ➔ **The performance of a building is assessed both in its comfort and health aspects, in a manner compatible with next-generation international indicators (Sustainable Building Alliance, CEN TC 350), and more comprehensively via the "Sustainable Building Passport."**

- ✦ **Adaptability:** In order for a tertiary building to obtain the HQE certification, it must meet a number of fundamental prerequisites and justify performance levels beyond its current practices, for at least 7 of the 14 groups of environmental criteria (named “targets”) comprising the HQE procedure.

As part of its multi-criteria approach, HQE certification specifies different levels of performance for each target: the “Good-performance” level corresponds to good practices and the “High-performance” level, to the best practices.

To be certified, a project must meet the basic prerequisites, such as making a commitment to complying with local regulations wherever they exist (accessibility, seismic standards, etc.) and reach at least three “High-performance” levels and four “Good-performance” levels. Certivéa and the tertiary HQE certification process do not impose any particular solution: the solution will effectively depend on each project, each use, each context...

As an integral part of the international offer developed by Certivéa, it is also important to consider local concerns which may differ according to each country, each city, etc.

Consequently, the international scheme for environmental performances of tertiary buildings includes:

- Generic requirements established in reference to best practices and international standards;
 - Local performance levels demonstrated by the building certification applicant, if necessary through the "equivalence principle." With this system, it is possible then to adapt locally all or part of the building certification requirements while respecting local conditions.
- The tertiary HQE certification works in all countries, all cultures, all climate zones, etc., thanks to its "equivalence principles," through which the relevance of respective actions can be adapted and recognized, whenever necessary, according to each context.**

- ☛ **Transparency:** The assessment of building performances is carried out by “full third-party” audits, conducted by an independent auditor, appointed and paid by Certivéa. This completely independent certification process of a project is unique in the world.

The auditor remains neutral and objective and cannot, in any way, assist, advise or train the building certification applicant. The total transparency of the building certification process ensures independence and impartiality to the applicant: this level of monitoring is now recognised as the highest in the world, according to ISO ratings.

The audit, conducted at three different stages of the project (programming/design/production) is carried out in the presence of those managing the operation, and in situ for the auditing of the execution phase. Consequently, the auditor assesses:

- The compliance with the scheme’s requirements and the justifications for the attainment of the building’s environmental performance objectives set by the project owner;
- How well the project’s management requirements are respected.

This certification approach encompasses a human and educational dimension: it allows each player in the project to actively participate in obtaining the building certification as well as rallying all concerned stakeholders around the project.

→ HQE certification provides complete transparency and impartiality. This "full third-party" certification process is recognized by the ISO as having the highest reliability in the world.

2. France GBC is promoting HQE certification internationally

Created in 2010 at the initiative of leading French sustainable construction and real estate industry players, France GBC is an association dedicated to sustainable development, construction and development.

France GBC is also the flag bearer of France's position internationally and it helps strengthen the offerings of French companies.

Within this context and as a national and international player, France GBC has selected HQE certification as THE reference for international building certification for sustainable buildings: it will thus strengthen the know-how and expertise of French industry players on the international stage.

- **Created in:** 2006
- **Status:** CSTB subsidiary
- **Business activity:** Elaborating, developing and managing certifications specific to the construction industry
- **Personnel:** 38 staff members/100 auditors-assessors
- **President:** Patrick Nossent
- **Three certification typologies:**
 - Certifications concerning industry players
 - Certifications concerning projects and associated services
 - Certifications concerning competencies
- **10 certification categories devised to date:**
 - Qualirésidence(s)
 - Qualiprom
 - NF Etudes Thermiques
 - Route Durable “Démarche Certifiée par Certivéa” (Sustainable roads - Initiative certified by Certivéa)
 - NF Bâtiments Tertiaires Démarche HQE
 - NF Equipements Sportifs – Démarche HQE
 - HQE Aménagement
 - NF Bâtiments tertiaires en exploitation –Démarche HQE
 - HPE labels for high energy performance
 - CSTB Compétence Expert Construction

A new website dedicated to the international certification offer:

www.certivea.com