

Portfolio Certification in EDGE

I. BENEFITS OF PORTFOLIO CERTIFICATION

EDGE certification of portfolios rather than individual building projects offers clients a more streamlined and economical choice. In portfolio, each subproject receives separate EDGE certificate as normal EDGE certification.

Applying for EDGE certification at the portfolio level offers the following benefits:

1. Lower costs of certification

A portfolio approach increases the potential to secure a discount for high-volume certification because of the efficiency in the audit and certification process. Individual certifiers and auditors can be contacted directly to explore their offers for portfolios.

2. Less times spent on project documentation

- a. Common Account: For any new project, a project team needs to set up an account in EDGE and provide client details. For a portfolio owner, the project team will need to perform these steps just once. This saves the setup and verification time on the project certifier's end as well.
- b. Common legal contracts: The project team, auditors and certifiers save time on setting up legal contracts for EDGE Experts and/or clients.
- c. Efficient certification process: A portfolio approach saves time in the audit and certification process because individual projects can refer to each other for documentation.

3. Consolidated dashboard for client

Central reporting: The client can view the total impact of their portfolio at a glance in the EDGE dashboard – such as total carbon savings, square meters certified, energy savings, water savings, etc.

4. Potential to be designated as EDGE Champions

If a client pledges to certify all future projects as EDGE, they earn the EDGE Champion designation. This can help with market differentiation.

5. Enhanced support from the EDGE team

- a. The EDGE team provides more marketing support such as stories and videos to project teams that commit their portfolios for EDGE certification.
- b. The EDGE team also provides prioritized technical support to portfolio clients.

6. Higher potential for green financing by Financial Institutions

Several leading financial institutions offer special financial products for green portfolios.

II. TYPES OF PORTFOLIOS

To be eligible to apply as a portfolio in EDGE, the building portfolio must have a single owner. Once this requirement is satisfied, a single-owner portfolio can be one of several types. The details below provide the portfolio approach for each:

A. Identical projects, same location

- Documentation needs to be prepared for only one project.
 - i. Similar projects only need site documentation, and separate documentation for any measure that is different.
 - ii. Teams can use the “Subproject Multiplier” to indicate multiple projects.
- The audit and certification process also uses the reference approach.
 - i. Only one (1) in ten (10) identical buildings needs to be audited on site. However, the site will be selected randomly by the auditor. The client cannot choose or propose the site to be audited.
 - ii. More than 10 buildings will require a separate audit. For example, 11 buildings will need 2 reference buildings, and require 2 random audits.

B. Identical projects, different locations

- Same as A, except:
 - i. Teams can create one project file, then “save as” with the new location to create the same project at different locations.
 - ii. Documentation can be completed for only one project. The rest of the identical projects can provide documentation “by reference”. In EDGE, this means that documentation for individual measures only needs to be provided once. A different file in the same portfolio can refer to this documentation for individual measures.

C. Different size projects, identical specifications, same or different locations.

- Same as above, except:
 - i. Design elements that are different can be modified, such as larger/smaller windows/floor plans.
 - ii. Measures that are identical to other files can still use documentation by reference.

D. Different projects, different specifications, same or different locations.

- This case will require individual project documentation and audits. However, projects may be able to use the same auditor for multiple projects. The advantage will be that the auditor may be familiar with their processes. Similarly, a single reviewer may be assigned who understands the projects and workflow. This can save time in the certification process.

III. QUESTIONS

For questions, reach out to your respective certifier or email edge@ifc.org.