Glossary
for the EDGE
Governance Protocol

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1.   About this Document

The EDGE Glossary sets out definitions for the most-used terms in the EDGE Protocol. These terms in the documents are presented in the text using capital letters to indicate they have an official meaning and can be found in the Glossary. The definitions are normative.

The terms are listed alphabetically.

2.   Glossary

Annual Audit of Certification Providers

The EO&M Team's annual review of the EDGE Certification Provider as per data listed in Section 6 of Chapter 2. The EDGE Certification Provider will facilitate this review as well as:

1.   visits to the offices and with the staff of the EDGE Certification Provider and any subcontractors;
2.   checks on the Internal Management System of the Certification Program;
3.   site visits to certified projects selected by IFC; and
4.   interviews with EDGE Clients, Auditors, and Interested Parties selected by the EO&M Team.

Annual Audit Report

The report issued by the EO&M Team after an Annual Audit has been completed which details any Non-conformities discovered during the Annual Audit, the timeline within which the Non-conformities must be rectified by Corrective Actions, and the proof of correction required, in order for a Certification Provider to retain its licensed status.

Base Case

The average expected efficiency of energy consumption, water consumption and embodied energy in materials for a new building in the current Local Market. The Base Case is calculated by the EDGE Software using the following broad data sets:

1. Climatic conditions of the location;
2. Building type and occupant use; and
3. Current construction and consumption patterns in the market.

The Base Case is used as the benchmark for calculating whether the EDGE Standard has been achieved.

Buildings

Any type of building that can be certified by EDGE.

Conflict of Interest

A Conflict of Interest occurs in a situation in which the concerns or aims of two different parties are incompatible, or a situation in which an individual's personal interests – family, personal ties, financial, or social factors – could compromise his or her judgment, decisions, or actions related to official work. Within the EDGE Protocol, examples of potential conflicts of interest include, but are not limited to, the same individual(s) serving as both the Auditor and the Certification Provider who is expected to verify the Auditor's work on a project, or Auditors also providing consulting or EDGE Expert services to their EDGE Client (in effect auditing their own design/solution), and other situations which may arise where there is a lack of independence by a decision-making party.

Content

Information, data, on-line services, and other content, including third party services and content, contained in EDGE Materials. Content shall not include any IFC Marks or third-party marks.

Corrective Actions

Actions mandated by the EO&M Team in the context of an Annual Audit of a Certification Provider (or a Certification Provider in the context of an EDGE Auditor annual audit) upon the occurrence of Non-conformance(s).

Design Audit

A desk-based review, undertaken by a licensed Auditor, of an EDGE Client's Self-Assessment for a registered building project. The Auditor reviews the information input into the EDGE App against the design, verifying that the information about the planned EDGE Measures has been correctly captured and verifying that there is supporting evidence.

Dynamic Simulation Model (DSM)

A tool for analyzing the energy performance of a building design which uses design inputs to virtually model thermodynamic energy efficiency profiles, and which may be utilized for purposes of validating the EDGE App outputs.

Clients

Any entity that desires to achieve an EDGE Certification for a building.

EDGE Affiliates

All entities and individuals that are independent of the EDGE EO&M Team but represent EDGE through their work. This includes EDGE Certification Providers, EDGE Faculty, EDGE Auditors, and EDGE Experts.

EDGE App

An online building design and self-assessment platform provided by IFC that benchmarks buildings in terms of operational energy, water consumption, and embodied energy in construction materials against the standard construction practices for a building type in a location. The EDGE App is used to certify EDGE projects end-to-end from registration to certification and for user role management.

EDGE Auditor (also Auditor)

An individual licensed by a Certification Provider to undertake Site Audits and Design Audits and make Recommendations for building projects to receive either a Preliminary Certificate or EDGE Certificate (i.e., post-construction). Individual Auditors may be part of a firm that offers EDGE auditing services.

EDGE Branding and Media Guidelines

Guidelines for the permissible usage of EDGE branding by EDGE Affiliates, as determined by the EO&M Team at its sole discretion. The guidelines provide clarity on how EDGE Affiliates can leverage the EDGE brand and assets, gain approval for marketing materials and public relations announcements, and engage with the media in matters related to EDGE.

EDGE Brand Assets Document

Guidelines for using the EDGE trademark to promote or advertise a property once it has received an EDGE Preliminary Certificate or EDGE Certification, available online on the EDGE website[1].

EDGE Certificate

A certificate awarded to a completed building project that has achieved the EDGE Standard, verified by an Auditor though a Site Audit, and issued by a Certification Provider, according to the EDGE Certification Protocol.

EDGE Certification Fees

Fees paid to a Certification Provider in connection with an EDGE Certification application. This may include, without limitation, fees paid at the time of registration of a project and at various subsequent stages in the certification process. These fees do not include fees paid to an EDGE Auditor for auditing services.

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[1] EDGE Brand Assets are available here.

EDGE Certification Levels

EDGE Standard

Requirements for a building project to qualify for certification by the EDGE Program at any level — EDGE, EDGE Advanced, or EDGE Zero Carbon, as defined in Chapter 1, EDGE Governance Protocol Overview.

EDGE Certified

Certification awarded to a building for achieving at least 20 percent predicted reduction in energy consumption, water consumption, and embodied energy in materials (the three Environmental Categories in EDGE) relative to prevailing local practices as represented by the Base Case model. This recognition is a one-time award and does not require renewal.

EDGE Advanced

Certification awarded to a building for achieving a minimum 40 percent predicted reduction in energy consumption, and 20 percent predicted reduction in water consumption and embodied energy in materials (the three Environmental Categories in EDGE) relative to prevailing local practices as represented by the Base Case model. This recognition is a one-time award and does not require renewal.

EDGE Zero Carbon

Certification awarded to a building for achieving carbon neutrality in operations on an annual basis. An EDGE Zero Carbon building must be awarded final EDGE Certification at the EDGE Advanced level and satisfy all its remaining energy needs with renewable energy sources or purchase carbon offsets to achieve carbon neutrality during operations. This

certification must be renewed periodically. The EDGE Buildings website provides detailed requirements for achieving and maintaining EDGE Zero Carbon certification[2].

EDGE Certification Program (also Certification Program)

An initiative governed by the EDGE Protocol, and undertaken by a Certification Provider, supported by other EDGE Affiliates to mainstream green building approaches through the promotion of voluntary EDGE green building certification in a Provider Territory.

EDGE Certification Provider (also Certification Provider)

The entity with responsibility for developing and implementing an EDGE Certification Program in one or more Provider Territories, verifying the Recommendations of EDGE Auditors, and issuing EDGE Certificates

EDGE Client (also Client)

An individual or organization that registers a building project with the EDGE Program directly or through contracting with an EDGE Expert or other third parties. This would usually be, but is not restricted to, the building owner, investor, or developer

EDGE Exam

The written exam required to become a licensed EDGE Expert

EDGE Expert

An individual trained in the EDGE Certification System and licensed to assist EDGE Clients in understanding green design principles, the EDGE Standard, Software, and Certification System and to facilitate Clients' EDGE applications if they need assistance

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[2] Guidance on how to apply for EDGE Zero Carbon Certification is available here.

EDGE Expert Licensing and Participation Agreement

The agreement that every candidate must sign after successfully passing the EDGE Exam to begin serving as a licensed EDGE Expert

EDGE Expert Training (also Training)

The mandatory training to become a licensed EDGE Expert, with training materials provided by the EO&M Team and provided by licensed EDGE Faculty and EDGE Certification Provider. This training must be completed to be eligible for the EDGE Exam

EDGE Faculty

Individual trainers accredited by the EO&M Team to deliver EDGE Expert Training

EDGE Fees

The gross revenues earned by a Certification Provider related to its EDGE Certification Program, including but not limited to EDGE Certification Fees and revenues from training. A portion of EDGE Fees is shared with IFC, as may be defined in a licensing agreement between IFC and a Certification Provider.

EDGE Project Number

A unique identification number assigned to an active project when the building project is saved within the EDGE App. Issued by the EO&M Team or through the EDGE App, the EDGE Project Number shall be used in all queries, invoicing and communications related to the project.

EDGE Materials

IFC Marks, Content, Marketing Materials, User Guide, Training Materials, the EDGE Software, and other materials relating to the EDGE Certification process and related services and utilities, including the entire online EDGE Platform, that is directed to Clients or is made accessible to Clients through www.edgebuildings.com and the websites of Certification Providers, and all derivative works and improvements of the foregoing.

EDGE Measures

The list of best-practice options or building features listed in the EDGE App — under the resource categories Energy, Water, and Materials — which have a measurable impact on the modelled energy or water used during the operation of the building or the embodied energy of the materials used to construct the building. The calculation of the improved case is based on the EDGE Measures selected in the EDGE App by the Client team and any specific performance data input into the EDGE Measures user input fields.

EDGE Platform (also IT Platform)

The web-based information technology system, including servers and associated software, on which the EDGE Software is intended to operate, as determined by the EO&M Team at its sole discretion.

EDGE Program

The green building certification program to provide EDGE Certification globally. Program activities include the business development, marketing, promotion, and distribution of the EDGE App, the EDGE Platform, the EDGE Standard, EDGE Materials, and EDGE Certification, all in accordance with the EDGE Protocol and the terms and conditions of this Agreement, directed at Clients and Buildings in the Provider Territory.

EDGE Project Database

A centrally maintained database which contains the details of all registered EDGE building projects globally. It is maintained by the EO&M Team and populated with information by EDGE Clients and EDGE Affiliates.

EDGE Protocol

The standards, systems, documents, procedures, and policies which govern the operation and management of all organizations involved in delivering EDGE Certification Programs around the world, including the activities of the EO&M Team, Certification Providers, EDGE Experts, EDGE Auditors, EDGE Faculty, EDGE Clients, Interested Parties and others involved in implementing EDGE Certification Programs.

EDGE Software (also EDGE App)

See EDGE App

Environmental Categories

The categories of energy consumption, water consumption, and embodied energy in materials for which there must be a reduction relative to the performance of the Base Case to meet the EDGE Standard at the relevant EDGE level.

EO&M Team

The team responsible for central administration and oversight of the EDGE Protocol, including maintaining the EDGE Protocol, the EDGE App, licensing Certification Providers, undertaking quality assurance oversight of EDGE Affiliates, developing global training materials, and providing general support for the implementation of EDGE Certification Programs around the world. This team is comprised of staff at the IFC headquarters.

Interested Parties

Individuals or organizations who have an interest in delivering more sustainable buildings in emerging economies and that have a specific interest in the EDGE Certification Program, and/or stakeholders — that is individuals or organizations that are affected by the operation or results of the EDGE Certification Program. Interested Parties include but are not limited to the following groups:

- EDGE entities such as Clients, EDGE Experts, Auditors, Faculty, Third Party Certifying Bodies, Certification Providers, Strategic Supporters, and subcontractors to Certification Providers;
- Architects;
- Engineers;
- Developers;
- Building owners;
- Policy makers;
- Governmental organizations;

- Non-Governmental organizations;
- Financial institutions;
- Construction industry supply chain; and
- Utilities.

Internal Management System (IMS)

A system maintained by each Certification Provider for the administration, management, and maintenance of an EDGE Certification Program, including measures to control the required documentation and records related to auditing and certification pursuant to the Edge Protocol, as well as to institute its processes, determine the process interaction, resources required to maintain such processes, and how they can be measured and enhanced.

Marketing Materials

Marketing and promotional materials with respect to the EDGE Program that are developed and approved by the EO&M Team

Modified Materials

Any materials that may have been modified by an EDGE Certification Provider in accordance with the licensing agreement, and only to the extent so modified

Non-conformance (also Non-conformities)

A failure to meet a normative requirement of the EDGE Protocol, identified during an audit. An audit in this case refers to the Annual Audit of Certification Providers undertaken by the EO&M Team as well as the annual audit of a sample of EDGE Auditors undertaken by the relevant Certification Provider. There are two levels of non-conformance. A minor non-conformance is a single observed lapse that is not indicative of a system failure, and can typically be dealt with quickly without major changes to procedures or punitive measures; a major non-conformance is a systemic failure or absence of a system, long-standing minor non-conformance from previous assessments, or a collection of similar minor non-

conformances indicating a widespread problem, and may result in the temporary or permanent suspension of the licensed status of a Certification Provider or EDGE Auditor.

Practically Complete

A building is considered practically complete at the earliest of the following dates: (a) the date the building is occupied; (b) the date an occupancy permit is issued; or (c) the date the contractor hands the building over to the owner.

Preliminary Certificate

A certificate awarded to recognize the achievement of Preliminary Certification, following a Design Audit by an Auditor upon verifying that the information about the planned EDGE Measures has been correctly captured in the EDGE App, that there is supporting evidence, and that the EDGE App output meets or exceeds the EDGE Standard

Preliminary EDGE Zero Carbon Certificate

An existing building (a project) undergoing retrofit can get certified for Preliminary EDGE Advanced Certificate based on retrofit measures. Once receiving Preliminary EDGE Advanced Certificate, the project can get certified for Preliminary EDGE Zero Carbon if it meets EDGE Zero Carbon requirements. Both Preliminary EDGE Advanced and Preliminary EDGE Zero Carbon Certificate will expire. The project must apply for Final EDGE Advanced and EDGE Zero Carbon Certification after retrofit completion to maintain its Certificate.

Provider Territory

A defined geographic location — which may be a city, sub-national area, country, or region — within which there is an EDGE Certification Program being developed or operated by a Certification Provider. The Provider Territory scope includes buildings at any stage of their lifecycle — new, existing, or retrofits — within the building types covered by EDGE.

Recommendation

Report submitted by the Auditor to the relevant Certification Provider stating whether the EDGE Client's building project meets the EDGE Standard. A Recommendation is made after

both the Design Audit and the Site Audit. An EDGE Certificate is issued by the Certification Provider after review and approval of a positive Recommendation.

Self-Assessment

The assessment of a building undertaken by the Client team before being submitted for audit. The Self-Assessment shall be completed using the EDGE App, and shall include reasonable inputs in the information required by the EDGE App. Each efficiency measure selected in the EDGE App shall be supported by documentation, as described in the User Guide. A Self-Assessment can be undertaken at the design stage and/or post construction.

Site Audit

A field-based review, undertaken by an Auditor, of an EDGE Client's completed building project. The Auditor verifies that the completed building project has incorporated the EDGE Measures necessary to attain the EDGE Standard.

Strategic Supporter

An Interested Party that may play a formal or informal role in the implementation of the EDGE Certification Program in collaboration with a Certification Provider. A Strategic Supporter's role is centered upon socializing the EDGE Certification benefits and approach with potential Clients and lobbying public and private sector entities for their support.

Third-Party Certifying Body

An entity contracted by a Certification Provider to execute all or part of the services related to the certification process that are the responsibility of the Certification Provider. The Third-Party Certifying Body will be part of the due diligence process required to license a Certification Provider and a change in Third-Party Certifying Body may only be made with the EO&M Team's consent. The quality of service of the Third-Party Certifying Body is the responsibility of the Certification Provider and the Certification Provider may lose its license to operate in its Provider Territory if the Third-Party Certifying Body fails to cure identified quality issues. Furthermore, the Certification Provider and the Third-Party Certifying Body

must grant the EO&M Team free access to all relevant staff and records for the purpose of quality controls at any time.

Training Materials

Materials developed by the EO&M Team for training EDGE Affiliates and Clients with respect to the use and implementation of the EDGE Materials.

User Guides

Documents which describe the detailed requirements for completing a Self-Assessment and the supporting technical information required for an Auditor to judge whether a Recommendation for EDGE Certification should be made. The User Guide also includes basic descriptions of each measure providing readers with definitions and examples of technology available.