



GBCI EDGE Auditor Call Live Q&A August 20, 2025

1. **Q:** What about lighting for tenants in a Core and Shell building? In reference to the required measures, EEM22.

GBCI: Savings can be passed on to tenants on C&S projects for certain Typologies. Serviced Apartments not included. Auditors can refer to Annex 2: Core & Shell Measures in [Part 1 of the 2025 EDGE User Guide](#) where measures applicable to tenants are listed if tenant fit-out-guide is provided.

2. **Q:** In the past a speculative building needed to have a tenant for post construction certification, is that still the case?

GBCI: The EDGE certification requires that building has a full-time equivalent occupant (*not employee*). In C&S projects, the building does not have to be occupied.

3. **Q:** Is the rule of 10% still active (if only providing 90% of something then we are good, and the 10% missing can be disregarded)?

GBCI: Yes, part 8 of the user guide has language regarding this topic.

NOTE: Additionally, this is also listed under “Compliance Guidance” in Part 3, Part 4, and Part 5 of the 2025 EDGE User Guide.

4. **Q:** What are the typical issues constantly found around all auditors that GBCI has noticed? Is there a wish list that GBCI has so auditor can improve (like for example the auditor should do a cross check across all measures as typically this is something all auditors miss)?

GBCI: The most common issues have been covered in this Auditor call, but we do have a list a common issues that we hope to share with Auditors in the future.

5. **Q:** If an existing building achieves an Advanced certificate without any modification and has recorded its carbon emissions for the last 12 months, do we still need to record 12 months after the certification issuance or can we go directly to EZC?

GBCI: The building may be able to go to ZC certification if 75% occupancy is met. Please refer to Part 1 of the user guide for additional information on the timeline requirements for Zero Carbon.

6. **Q:** Is there an updated QC template?

GBCI: Yes, Auditors can always find the newest Exhibit A and Exhibit B templates in the [GBCI EDGE Auditor Resources | EDGE](#) webpage.

7. **Q:** Can GBCI provide a certificate in a language that is not English?

GBCI: Yes, GBCI can issue certificates in Spanish. Please let GBCI know of this request when confirming the project and unit names prior to certificate issuance.

NOTE: Changes to previously issued certificates, including different language requests, will entail a \$99 fee.

8. **Q:** If the client provides the text in a language that is neither English or Spanish, is it still possible to provide the certificate in that other language? we have one project from an ethnic group that speaks tzotzil.

GBCI: Sorry, no. Per IFC, certificates can only be provided in the official languages supported by the EDGE program.

9. **Q:** If a part of subproject is attached to other subproject how to calculate total U value for all exterior walls.

GBCI: In Partial Building certification projects, If the wall is not exposed to outside air, it can be 0.01 for the U value, if it is exposed, the U value of the wall must be calculated.

10. **Q:** According to version 3.1, it is mandatory to install lighting fixtures inside the housing units. However, the client points out that this represents a very high investment, considering that the end user might replace them immediately. Would it be possible to declare this measure only, without reporting savings, keeping the baseline, and avoiding the requirement for the developer to install the lighting fixtures?

GBCI: A project is not required to install lighting in the housing units, rather they are required to select the measure as it is now mandatory. Project teams can use the baseline for the housing units and calculate the weighted average considering the actual values of the installed common area lighting.

11. **Q:** In EEM22 for core and shell project can the building owner consider a 100lm/w for lighting in the tenant agreement? Even if minimum requirements is 90lm/W.

GBCI: In commercial buildings, the maximum value is 90 L/W for some typologies and 70 L/W for Industrial Typologies which can be entered into the EDGE App, but a client can put a more efficient value in the tenant agreement.

NOTE: Please refer to Annex 2: Core & Shell Measures in Part 1 of the 2025 EDGE User Guide for maximum values to be passed on to tenants under EEM22 as they differ by building typology.

12. **Q:** What about water fixtures in the laundry or BBQ? Are they part of the common areas sampling or how do we consider them?

GBCI: If they are part of the common area, they should be included, if it is within a housing unit, they can be excluded.

13. **Q:** How should we handle a project that submits information for review without having paid the auditor's fees? Can we hold the project and refrain from initiating the review until the payment is fulfilled?

GBCI: GBCI is not involved in the contract/payment between clients and Auditors. Please reach out to GBCI to let us know of an audit delay due to a contract issue. You can also indicate this as part of the SOI that the Audit timeline so that this delay does not affect your performance score.

14. Q: Just to be sure: Projects are still able to register under EDGE 3.0.0 until December 2025?

GBCI: Yes. Please remember that registration is a multi-step process that only starts with the EDGE App. A client must also sign a certification agreement, verify billing details, and GBCI must issue a registration invoice, and the client must pay the invoice. Only after all these steps are completed does GBCI accept a project for registration in the EDGE App. It is critical that the registration process be started immediately.

Note: GBCI offices will be closed Dec. 25, 2025, through Jan. 2, 2026. GBCI will reopen on Monday, Jan. 5, 2026.

15. Q: Hi am an Auditor located in Vietnam; can I conduct EDGE audit in New Zealand?

GBCI: Yes, GBCI EDGE Auditors can audit projects in any country included in the EDGE App with the following exceptions: Belarus, Colombia, Cuba, Iran, North Korea, Russia, Sudan, Syria, and the Crimea, Donetsk, and Luhansk regions of Ukraine.

16. Q: ASHRAE 90.1 has a specific definition for when fenestration is to be considered as a skylight. Should this definition be considered when assessing whether "EEM25 - Skylights" is required for a building?

GBCI: Skylights are not required to be installed in a building, rather if skylights are present in Industrial buildings, the project team must report the skylight area (m²) in the EDGE App.

NOTE: The EDGE User Guide does not include a definition of skylight. However, if ASHRAE definition of skylight is a fenestration surface with a slope of less than 60 degrees from the horizontal plane, then yes as per IFC.

17. Q: For a project, in which 2 subprojects have been registered under v3.1.0 and 1 subproject has been registered under v3.0.0 but all three have been submitted at same time. Will there be any issue or summary of issue to be raised?

GBCI: As per IFC, there is no issue, Users can choose EDGE App V3.0 or V3.1 until the end of the calendar year 2025. Please see Question 14 for additional guidance.

18. Q: Hello, in the local context (Tunisia), can I request the IFC-EDGE technical team to include construction materials and flooring systems that are not part of the predefined list, but are widely used and dominant in the local construction sector? Is it possible to address this request directly with the EDGE technical team?

GBCI: Yes, please send your feedback to the IFC team at edge@ifc.org. Additionally, the Custom Materials option can be selected. Please refer to Annex 1: Custom Materials Guidance in [Part 5 of the 2025 EDGE User Guide](#) for instructions on how to report a custom material and how to calculate the material's embodied carbon.

19. Q: Which parts of the detailed load input table are mandatory to fill in?

GBCI: For projects with HVAC, please select the applicable space Conditioning Type. The other fields can be updated but are not mandatory except for Industrial buildings. For new and existing Industrial buildings, the plug and equipment load fields are mandatory to fill in, this applies to projects under the new user guide. Note that for existing buildings/major renovations in operation, reporting the plug and equipment loads

is highly recommended. Please refer to [Part 2 of the 2025 EDGE User Guide](#) for additional information.

- 20. Q:** If an Edge Auditor is a STC/consultant for IFC, can he/she still conduct EDGE Audit as the consultant is not the full-time employee of the IFC in the same country.

GBCI: We suggest reaching out to IFC since GBCI has no knowledge of the conditions between IFC and IFC's STCs.

- 21. Q:** Is the use of a worst case scenario valid for documentation? for example, if your thickest plasterboard interior wall is 150 mm thick, and by reporting this value your project meets the materials 20% threshold, but in reality you have interior walls that varies from 80 mm, 100 mm, 120 mm and 150 mm, and the project is huge and if you measure everything it will take you around 6 to 8 hours of work... can you just report 150 mm and move on?

GBCI: As per IFC, yes. However, the worst-case approach should be mentioned in the documentation and project narrative.

- 22. Q:** EEM09 can be approved based on the documentation however the MEM08 do not demonstrate compliance. Then can EEM09 approved whereas MEM08 returned for action.

GBCI: Yes, it may be possible to approve EEM09 if the efficiency values have been verified. This is due that MEM09 is considering the embodied carbon relative to the type of glazing/thickness while EEM09 is related to the efficiency of the glass.

- 23. Q:** On residential projects, multi-function (as gyms) room are not included in project area, but on v3.1 must their water fixtures and lighting fixtures be included?

GBCI: These spaces if part of the building's GIA for example gyms, lobby, etc., in a residential Apartment building, must be considered and their area(m²) divided equally among units. Auditors must sample, and test installed water fixtures in common areas. Please refer to slide #16 and #49 of the Auditor Call presentation.

- 24. Q:** Can the EDGE Auditor community work together with GBCI to deliver more webinars throughout the year to cover other specific topics like for example how to inform complicated measures or share the experience, etc.? perhaps this can happen in a quarterly basis with documentation created by the community itself

GBCI: Yes, thank you for this feedback, GBCI will consider this suggestion as we explore topics for future webinars.

- 25. Q:** In projects with multiple residential towers and separate club house, can only the residential towers be certified. Client may choose to certify the club house building separately if required.

GBCI: As per IFC, for Homes projects, the project team may or may not certify the club house. For Apartment projects, the project team must certify the club house. In both cases they have discretion on whether certify in the same or a different subproject. "Sports Facilities", "Other Educational Facilities" or "Mixed Use" may be used.