



# Sustainability *Certifications.*

*A field guide to the frameworks we certify projects against — what each one measures, how it is awarded, and what you get at the end.*

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LEED ID+C v4.1

02

WELL v2

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WELL Health &  
Safety

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WiredScore &  
SmartScore

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ModeScore

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Green Seal GS-42

§ 00 / PORTFOLIO

# Six frameworks. One team.

*These are the certifications ISG runs end-to-end. Each targets a different layer of the building — shell and systems, occupant health, digital backbone, mobility, cleaning operations — and each earns a different mark at the end.*

FRAMEWORK	AUTHORITY	TIERS	FOCUS
LEED ID+C v4.1	USGBC · Interior Design & Construction	Certified · Silver · Gold · Platinum	Shell, systems, materials, IEQ
WELL v2	IWBI · WELL Building Standard	Bronze · Silver · Gold · Platinum	Occupant health & well-being
WELL Health & Safety	IWBI · operational rating	Single seal · annual renewal	Policies for resilience & response
WiredScore / SmartScore	WiredScore · digital infrastructure	Certified · Silver · Gold · Platinum	Connectivity · cyber · UX
ActiveScore / ModeScore	WiredScore-affiliated mobility ratings	Certified → Platinum 100	Active travel & sustainable transport
Green Seal GS-42	Green Seal · commercial cleaning services	Single-tier certification	Cleaning ops & indoor environment



SECTION 01

# LEED ID+C v4.1

*Interior Design & Construction. USGBC's rating system for building interiors — measured against energy, water, materials, waste, and indoor environmental quality.*



# What LEED ID+C certifies.

LEED Interior Design & Construction (ID+C) v4.1 is USGBC's rating system for tenant fit-outs and interior build-outs. It rewards projects that optimize the use of natural resources, promote regenerative and restorative strategies, and minimize negative environmental and human-health impacts during construction and operation.

Certification is optional and voluntary. A project earns mandatory prerequisites, then accumulates points from a broader pool of credits to reach one of four tiers: Certified, Silver, Gold, or Platinum. Projects can credibly track progress against global sustainability benchmarks and compare against peers worldwide.



# Strategies for LEED ID+C compliance.

Four categories cover most of the available points. Most projects build their credit strategy around some combination of these.

## 01 Optimize energy performance

Energy-efficient lighting, HVAC, and appliances; reduced overall energy use and lower operating cost.

## 02 Enhance indoor environmental quality

Ventilation rates, thermal comfort, daylight and views — targeting the quality of the space occupants actually work in.

## 03 Sustainable materials

Recycled content, low-emission products, responsibly sourced materials; documented supply-chain disclosures.

## 04 Waste reduction

Construction-waste management plans and ongoing diversion; recycling and waste-stream tracking in operations.

# LEED ID+C certification process.

Three stages, all coordinated with USGBC. ISG acts as the delivery partner — registering the project, assembling the evidence, and managing review.

01

## Project registration

Register the project with USGBC and submit preliminary information. Sets the rating-system version and targeted level.

02

## Documentation collection

Gather evidence to demonstrate compliance with prerequisites and each targeted credit: calculations, drawings, cutsheets, commissioning records.

03

## USGBC review & certification

Submit for USGBC review. Respond to review comments, then receive the final certification level awarded.

# Benefits of LEED ID+C.

*Certification translates into four commonly-reported outcomes for owners and occupiers.*

01

## Reduced expenses

Lower energy and water consumption; reduced utility bills and operating cost.

02

## Improved health

Higher indoor air quality, better thermal comfort, access to daylight — measurable occupant-wellbeing gains.

03

## Environmental impact

Reduced greenhouse-gas emissions, conserved resources, less construction waste to landfill.

04

## Increased asset value

Higher marketability, tenant demand, and long-term valuation for the certified space.



SECTION 02

# WELL v2

*The global benchmark for buildings that put human health and well-being at the center of design and operations.*



# What WELL v2 certifies.

The WELL Building Standard was introduced by Delos and is administered by the International WELL Building Institute (IWBI). It is the first global standard focused exclusively on the impact buildings — and almost everything in them — have on human comfort, health, and wellness.

WELL v2 provides a framework for designing, constructing, and operating spaces that enhance human performance. Projects earn points across ten concepts: Air, Water, Nourishment, Light, Movement, Thermal Comfort, Sound, Materials, Mind, and Community. Total score determines the certification tier: Bronze, Silver, Gold, or Platinum.



# WELL certification process.

*The WELL path closely mirrors LEED — registration, documentation, review — with an operational-verification layer that carries through the life of the certification.*

## 01 Registration

Register the project on the IWBI digital platform. Confirm the WELL version, scope, and target level.

## 02 Documentation

Assemble evidence across the ten concepts: design documents, specs, policies, ongoing operational plans.

## 03 Performance verification

On-site performance testing — air, water, lighting, thermal, acoustics — by a WELL Performance Testing Agent.

## 04 Certification & renewal

IWBI awards the certification level. Recertification on a three-year cycle sustains the rating over time.

# Benefits of WELL certification.

*Four outcomes consistently reported by WELL-certified projects and their occupiers.*

01

## Operational savings

WELL strategies frequently co-deliver energy and water efficiency, lowering operating cost alongside health gains.

02

## Improved health

Documented improvements in physical and mental well-being for occupants — air, light, sound, nourishment, mind.

03

## Environmental impact

Reduced resource consumption, lower greenhouse-gas emissions, and reduced environmental pollution in operations.

04

## Competitive advantage

WELL certification sets buildings apart in the market and signals a real commitment to occupant health.

SECTION 03

# WELL Health & Safety

*An operational rating designed for resilience and response. The visible mark that health and safety are best practice at your locations.*



# What the WELL H&S Rating covers.

The WELL Health-Safety Rating is a roadmap to help organizations put the plans and protocols in place for resilience and response. It is designed to empower workplace leaders, owners, and operators — across both large and small businesses — to prioritize the health and safety of employees, staff, visitors, and other stakeholders.

The rating is a subset of strategies drawn from the full WELL Building Standard, focused on safety and acute-health issues within buildings. Most of the action lives in operations and management policy rather than in construction. The WELL Health-Safety seal is a visible mark of an organization's commitment to making health and safety a best practice at its locations.



# Six action areas.

The rating includes more than 20 features across six action areas. To earn the rating, projects must achieve 15 points across these themes.

## 01 **Cleaning & sanitization**

Procedures and products that maintain hygienic surfaces, water points, and high-touch areas across the facility.

## 02 **Emergency preparedness**

Documented response plans for biological, environmental, and safety incidents; drills and continuity protocols.

## 03 **Health service resources**

Access to on-site or on-call health services; vaccination campaigns; mental-health support structures.

## 04 **Air & water quality**

Monitoring and management of indoor air quality and potable-water safety on a continuing operational basis.

## 05 **Stakeholder engagement**

Transparent communication of policies, performance, and updates to occupants, staff, and visitors.

## 06 **Innovation**

Custom strategies recognized by IWBI that go beyond baseline features — rewarded with additional points.

# WELL H&S certification process.

Five stages — ISG handles registration, documentation, and response through the full review cycle.



# Benefits of the WELL H&S rating.

*Reported outcomes cluster around trust, health, compliance, and workplace productivity.*

01

## Enhanced health & safety

Indoor air, water, and cleanliness standards rise, reducing illness and injury risk for occupants.

02

## Increased trust & confidence

Visible commitment to occupant well-being — builds confidence with employees and visitors alike.

03

## Improved productivity & morale

Healthier workplaces correlate with better employee focus, satisfaction, and retention.

04

## Regulatory compliance

Supports adherence to health, safety, and legal standards — reducing operational and legal risk.

SECTION 04

# WiredScore & SmartScore

*The digital-infrastructure ratings. WiredScore measures a building's network backbone; SmartScore evaluates how intelligently that backbone is used.*



# What WiredScore certifies.

*WiredScore is the certification program for commercial buildings' digital infrastructure — network performance, connectivity, and the underlying technology platform.*

## 01 Connectivity

High-speed internet access, reliable network performance, and consistent connectivity for tenants and occupants.

## 02 Technology infrastructure

The physical systems that enable a seamless digital experience — Wi-Fi, ethernet, power provision, telecoms.

## 03 Building management

Integration between building-management systems and the technology stack, enabling efficient building operations.

## 04 User experience

End-to-end experience for tenants and staff — a productive, reliable working environment.

# What SmartScore certifies.

*SmartScore is WiredScore's companion rating for smart buildings. It evaluates how effectively a building's technology, user experience, and sustainability features work together.*

## 01 **Connectivity**

A robust, reliable digital backbone — seamless internet access and communications systems.

## 02 **Cybersecurity**

Security protocols that protect digital systems and data from cyber threats and ensure safe operations.

## 03 **Data management**

How effectively the building captures, analyzes, and uses data to optimize operations and services.

## 04 **Performance & well-being**

Using technology to improve energy efficiency, comfort, and productivity — healthier, more efficient environments.

## § 04 / WIRED SCORE &amp; SMART SCORE

# WiredScore & SmartScore process.

Six stages from kick-off to recertification. WiredScore and SmartScore are typically pursued in parallel for new developments.



# Benefits of WiredScore & SmartScore.

*Four outcomes consistently reported by certified buildings and their occupiers.*

01

## Competitive advantage

Buildings stand out in the market — attracting tenants who value future-proofed, technologically advanced space.

02

## Investment value

Certifications can enhance the value of a building, making it more attractive to investors.

03

## Occupant satisfaction

Attracts occupants who value a high-quality digital experience and a reliable working environment.

04

## Increased productivity

Efficient, seamless digital experience supports higher tenant productivity and engagement.

## SECTION 05

# ActiveScore & ModeScore

*A pair of mobility ratings. ActiveScore measures active-travel infrastructure (walking, cycling, micromobility); ModeScore extends it to public transport, shared mobility, and green logistics.*



## § 05 / ACTIVESCORE &amp; MODESCORE

# ActiveScore & ModeScore together.

ActiveScore is a global certification that evaluates how well buildings support active travel — assessing facilities for walking, cycling, and micromobility. It promotes best-in-class facilities that create an exceptional user experience, support occupant health, and tie into other industry health-and-wellbeing standards.

ModeScore complements ActiveScore by measuring the quality and accessibility of sustainable transport options: public transit, shared mobility, and shuttles. Together, the two ratings provide a benchmark for real-estate assets that want to promote low-carbon, healthy, and efficient mobility — from an entry-level Certified rating through a world-class Platinum 100.



# ActiveScore assessment criteria.

*Eighteen topics across six themes — cycle parking, routes, facilities, services, promotion, and future-proofing.*

## 01 Cycle parking

Staff and visitor cycle parking — proportion to floor space and occupancy; variety of parking types.

## 02 Routes & security

Quality of cycle-parking infrastructure, access routes, wayfinding, security, and lighting.

## 03 Shower & locker facilities

Locker and staff storage; shower provision; changing rooms; drying room or dry-cleaning service.

## 04 Maintenance & hire

On-site bike maintenance and tools; hire-bike or scooter schemes; occupier engagement services.

## 05 Promotion & community

Information and promotion; community-building; future-proofing and additional space for growth.

## 06 Future-proofing

Provision for growth in active-travel demand over the life of the asset.

# ModeScore — four pillars.

ModeScore builds on ActiveScore certification to cover the full sustainable-mobility picture:

- Active travel (carried over from ActiveScore)
- Public transport — accessibility and frequency to transit
- Private vehicles — incentives for low-carbon and shared use
- Green logistics — site-wide mobility for deliveries and servicing

All four pillars are underpinned by an emphasis on accessibility. Applicable to all development categories — office, residential, retail, mixed-use, large-scale, leisure, industrial, healthcare — for both existing assets and new developments with plans in place.



# Certification timeline.

*Implementation and certification run in parallel across both ActiveScore and ModeScore.*

## PHASE 01

### Implementation

Design the look and feel of active-travel storage and shower/changing areas to create a welcoming user environment.

≈ 1 MONTH

## PHASE 02

### Certification

Submit building documentation against the ActiveScore & ModeScore criteria for review.

≈ 3 MONTHS

*Quick, streamlined, and scalable — for a relatively low investment, buildings earn a globally recognized mobility certification aligned with other green-building frameworks.*

SECTION 06

# Green Seal GS-42

*Green Seal's standard for commercial and institutional cleaning services. A path toward safe and sustainable custodial operations.*



# What GS-42 certifies.

Green Seal's Standard for Commercial and Institutional Cleaning Services (GS-42) offers cleaning-service providers and in-house cleaning teams an achievable path toward safe and sustainable custodial operations. The certification helps organizations meet the needs of clients, employees, and building occupants — verifying that cleaning services deliver a healthier indoor environment with uncompromising cleaning performance.

GS-42 is a single-tier certification (earned or not earned). Maintenance is ongoing: renewal audits every two to three years keep the certification active, with continuous-improvement expectations baked into the standard.



# Certification requirements.

*Four requirement areas cover the scope of a compliant cleaning operation.*

## **01 Building-specific cleaning plans**

A comprehensive environmental cleaning plan that guides operations and decision-making for each facility.

## **02 Cleaning operations & techniques**

Green cleaning standard-operating procedures to ensure custodial operations are effective, efficient, and safe.

## **03 Green purchasing**

Purchasing practices for cleaning products, equipment, and supplies that reduce environmental impact.

## **04 Waste & recycling collection**

Strategies to minimize waste, increase recycling, and divert materials from landfill.

# Benefits of GS-42.

*The outcomes cluster around cost, health, environmental impact, and market differentiation.*

01

## Reduce expenses

Efficient practices lower utility bills, waste-disposal fees, and operating cost.

02

## Improved health

Enhanced indoor air quality and occupant well-being through lower-emission products and better procedures.

03

## Environmental impact

Reduced resource consumption, lower greenhouse-gas emissions, less environmental pollution.

04

## Competitive advantage

A demonstrated commitment to sustainability — differentiation in the commercial cleaning market.

# Maintaining GS-42 certification.

*Four commitments keep the certification live once awarded.*

## 01 Ongoing compliance

Continuously monitor and maintain compliance with GS-42 requirements through operating cycles.

## 02 Staff training

Regular training for employees on sustainable facilities-management practices and updated procedures.

## 03 Recertification

A renewal audit every two to three years keeps the certification active.

## 04 Continuous improvement

Identify and implement new strategies to enhance environmental performance over time.



# Thank you.

*Integrative Sustainability Group — certifications practice.*

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