

Miljöbyggnad iDrift 2.0



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1. INTRODUCTION

Miljöbyggnad iDrift is an certification scheme for buildings in the management phase.

The purpose of certification in Miljöbyggnad iDrift is to capture and drive forward work on sustainable buildings, management and neighbourhoods and to guide relevant environmental measures. The certification must be quality assured and cost effective and the system must be applicable to all property owners regardless of ownership type, size and management organisation.

1.1 BASIC PRINCIPLES

Miljöbyggnad iDrift follows a number of basic principles. These principles govern what in the property and management is to be assessed, how the criteria are formulated and what method is to be used for verification of fulfilment of the criteria. The principles form the basis for interpretations and clarifications within Miljöbyggnad iDrift.

These principles are:

- The system must support a property owner's work with the UN's global goals related to buildings and management, the Swedish environmental goals and the EU Green Taxonomy.
- The system must be cost-effective and adapted to Swedish conditions.
- The system must mainly focus on what a property owner has control over and can influence.
- The system must be flexible by consisting of mandatory and optional criteria.
- The system must spread knowledge and inspiration.

1.2 THE WORLD AROUND US

The Sustainable Development Goals are part of Agenda 2030, adopted in 2015 by UN member states.

Agenda 2030 is a universal agenda for sustainable development that includes 17 global goals to be achieved by 2030. The Sustainable Development Goals in turn have 169 targets and more than 230 global indicators for implementation and monitoring.

Sweden's 16 environmental quality goals describe the state of the Swedish environment that environmental work must lead to in order to eventually achieve the interim and generational goals.

The EU Taxonomy for Sustainable Investment will allow investors to target their investments towards more sustainable technologies and companies, thus contributing to making Europe climate neutral by 2050. In this manual, technical review criteria from chapter 7.7 Acquisition and ownership of buildings of Annex I Climate Change Mitigation and Annex II Climate Change Adaptation of Commission Delegated Regulation (EU) 2020/852 dated Brussels, 4 June 2021 are taken into account.

Criteria affected by the EU Green Taxonomy are shown using a pictogram.

1.3 THE TRADEMARK MILJÖBYGGNAD iDRIFT

SGBC has exclusive rights to the registered trademark “Miljöbyggnad iDrift”. The exclusive right means that no one other than SGBC may use the trademark “Miljöbyggnad iDrift” as a trademark in business activities without SGBC’s authorisation. Certification by SGBC means that SGBC authorises the use of the trademark during the period of certification in communication media, such as documents, brochures, advertising or similar. Use of the trademark must comply with any instructions issued by SGBC, and must be in accordance with the relevant certification scheme.

Certification may not be used, referred to or otherwise utilised in marketing in a misleading manner or otherwise used in unauthorised ways under the applicable marketing legislation.

1.4 VALIDITY PERIOD

Each manual has a version number (such as 2.0). The two indicates that it is the second generation of the manual, the zero indicates that it is the first version within the current generation. Updates within the same generation (2.X) will not involve tightening of criteria, only clarifications. When a new version within a generation is launched, it will be valid for new registrations within that generation. All registrations and re-certifications will be linked to a specific manual version.

Interpretations and clarifications are published on the *SGBC website* and must be applied if they are published prior to the submission of the registration or recertification application. Interpretations and clarifications published after the submission of a registration or recertification application are optional to apply.

2. ASSESSMENT AND CERTIFICATION

2.1 BUILDINGS THAT CAN BE CERTIFIED

Miljöbyggnad iDrift is designed to be used by most building types and organisations.

To be able to apply for certification in Miljöbyggnad iDrift

- a building must have been in operation for at least three years
- a building has A_{temp}
- a building has occupancy rooms, but not necessarily permanent occupancy rooms.

If a building undergoes an extension, the commissioning date of the original building is considered as the commissioning date of the whole building.

No part of a building may be exempted from assessment.

When certifying a building where parts of the building or information about the building are classified, the review procedure and documentation management can be customised according to the actual need. Management is ensured at an early stage in dialogue with SGBC.

Explanation of A_{temp} : The area of all floors, attic floors, and basement floors for temperature-regulated spaces intended to be heated to more than 10 °C, which are enclosed by the interior of the building envelope. The area occupied by interior walls, openings for stairs, shafts, and similar, is included. The area for garages within the building in residential houses or other buildings than garages is not included.

2.2 DEFINITION OF A BUILDING

Building means what is commonly understood as a building.

In exceptional cases, a building that is perceived as several buildings can be included in one registration. The prerequisites for this are that the different parts

- have one (1) energy declaration
- are built together
- have uniform construction conditions
- have a common technical supply system
- have a common indoor climate.

Common indoor climate means that there must be internal openings and passages between buildings. Buildings that share a garage, for example, do not have a common indoor climate.

3. CERTIFICATION PROCESS

3.1 CERTIFICATION PROCESS

3.1.1 Registration

The certification process starts with registration in SGBC's digital tool Building Green Online, BGO.

The registration fee is paid by the applicant.

3.1.2 Reporting, auditing and review

On one occasion within 12 months of successful registration, the applicant needs to report fulfilment of the criteria of the mandatory and selected optional criteria in BGO and request review of the report for all buildings covered by the certification. If the applicant does not request a review within 12 months, a new registration fee must be paid and the registration will be linked to the latest version of the manual. When requesting a review, the certification fee is paid by the applicant.

The reports in BGO are audited by SGBC to ensure that the criteria are met. See *Chapter 5*.

A certification decision is made based on the outcome of the review.

Applicants choose to accept the certification decision or to revise the statement of non-approved criteria and have them reviewed again (for a fee), within one month. If not all mandatory criteria are passed, a review is required in order to certify the building and a review fee is charged.

3.1.3 Certification

If the building achieves a pass and the applicant accepts the certification decision, the building is certified and published on the *SGBC website*. At the time of certification, a certificate is issued for the building and is valid for five years.

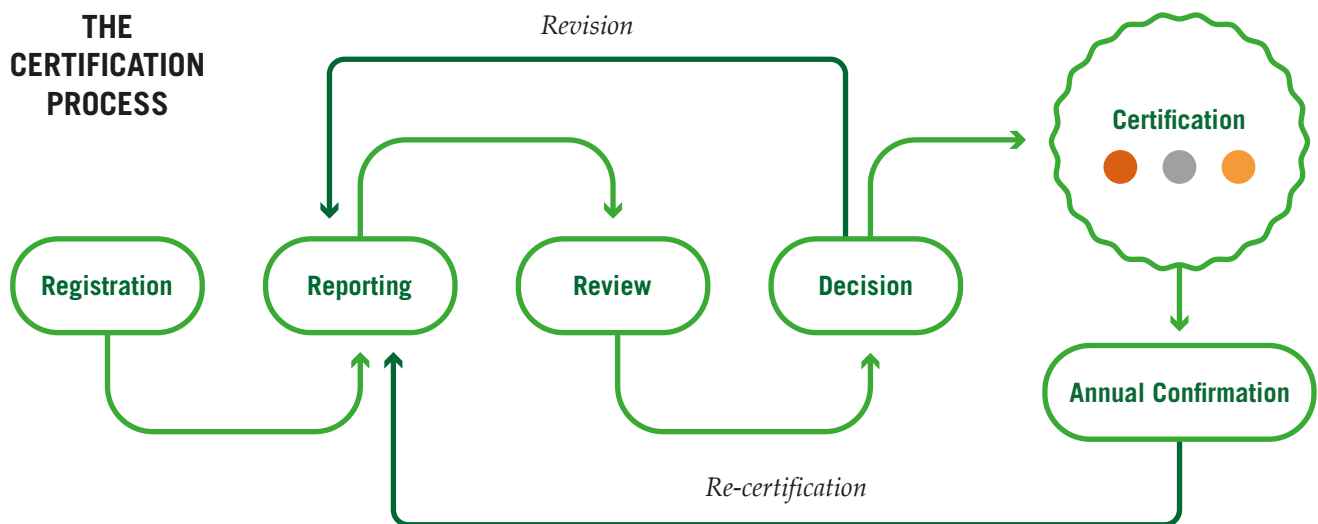


Figure 1. Overview of the certification process in Miljöbyggnad iDrift.

3.2 AFTER CERTIFICATION

Applying for a higher rating:

After passing the certification, applicants can choose to apply for a higher rating by completing their certification, presenting fulfilment of more optional criteria and have them reviewed and approved.

Annual confirmation:

Applicants must confirm annually that the building still fulfils the criteria that were approved when the building was certified.

Recertification:

A new report must be submitted no later than five years after the successful certification in order for the certification to remain valid. This is followed by the normal certification process of review and decision on certification. When recertification is initiated, it must be carried out against the latest valid version of Miljöbyggnad iDrift. The recertification fee is paid by the applicant.

4. STRUCTURE OF THE CERTIFICATION SCHEME

4.1 AREAS

Miljöbyggnad iDrift covers five different areas consisting of different indicators:

- **Resources** - consists of communication, property-related services and waste indicators.
- **Indoor environment** - consists of installations, ventilation, indoor environment and moisture and water indicators.
- **Condition** - consists of sustainable management, building elements and spaces, and materials.
- **Climate impact** - consists of energy, measurement and follow-up, as well as sustainable transport.
- **Outdoor environment** - consists of outdoor environment and biodiversity.

4.2 INDICATORS

In the five areas covered by Miljöbyggnad iDrift, there are 15 indicators that define different aspects of the property, building, neighbourhood and management. The indicators group together criteria that are mandatory and optional. The table below shows the areas and indicators.

4.3 CRITERIA

The person who starts the work with Miljöbyggnad iDrift influences the scope of the certification by deciding which rating level the building must achieve. The higher the rating sought, the more points that need to be collected from the optional criteria to be reported at certification.

The purpose of the optional criteria, which make up the majority of the criteria, is to capitalise on the measures taken in the building and in the management. One must also be able to focus on what is most important for the individual building.

There are two types of criteria, mandatory and optional.

All mandatory criteria must be passed in order for the building to be certified.

Optional criteria provide points needed to achieve the different rating levels. Usually the optional criteria give 1 point when fulfilled, although some optional criteria can give several different levels of points.

The table below summarises the areas, indicators and criteria and the number of points available.

STRUCTURE OF THE CERTIFICATION SCHEME

	Indicator	Number of mandatory criteria	Number of optional criteria	Number of points available	Linking to the EU Green Taxonomy
Resources	 01 Communication	1	2	2	
	 02 Property-related services	0	5	5	
	 03 Waste	1	4	7	
Indoor environment	 04 Installations	1	7	9	
	 05 Ventilation	1	6	10	
	 06 Indoor environment	2	7	9	
	 07 Moisture and water	2	6	7	
Condition	 08 Sustainable management	2	3	3	
	 09 Building elements and spaces	1	6	7	
	 10 Material	2	5	6	
Climate impact	 11 Energy	1	5	9	
	 12 Measurement and monitoring	1	4	7	
	 13 Sustainable transport	0	3	4	
Outdoor environment	 14 Outdoor environment	0	5	7	
	 15 Biodiversity	0	7	8	
Total		15	75	100	

4.4 READING INSTRUCTIONS

The criteria are set out in full in *Chapter 6*. Below are instructions on how to read the criteria.

ID number

Each criterion has an identification number (ID number) that describes the criterion.

**For example;
ID number:**



Part of ID number	Mbid	2.0	01	0	1
Explanation	Miljöbyggnad iDrift	Manual generation and version	Which indicator the criterion belongs to	Criteria type 0 = Mandatory	Serial number of the criterion within the indicator

Criteria type

Indicates whether the criterion is mandatory or optional.

Alternative

Some optional criteria have different alternatives. The highest level, alternative A, gives the highest score. If a criterion has several alternatives, only one of the options can be selected in the certification application.

Score value

Shows how many points are obtained if the criterion is met. Only optional criteria are scored.

Criterion

Description of the characteristic or function to be met.

Verification documents

Describes what can be demonstrated to prove fulfilment of the criterion. “Other evidence supporting the criterion” means clear evidence that is considered by an independent reviewer to fulfil the individual criterion.

Verification documents may consist in part of, for example, a set of record drawings, agreements with operating contractors and tenants, procedures, operating and maintenance instructions, photos and/or invoices.

If a photo is used as verification, it must always be accompanied by a statement that the building in question otherwise fulfils the criterion. It must also indicate where in the building the photo was taken.

Verification documents must describe the fulfilment of the criteria, be dated, show the link to the building in question and, where applicable, include the name, role and contact details of the relevant parties.

4.5 RATING

In Miljöbyggnad iDrift there are three rating levels for a building: Bronze, Silver and Gold.

All applicable mandatory criteria must be fulfilled for all ratings. In addition to the mandatory criteria a certain number of points must be achieved (from optional criteria) for each rating. See table below.

Mandatory criteria	Bronze ●	Silver ●	Gold ●	Total available
Amount	Points required	Points required	Points required	Optional points
15	20	50	80	100

5. REVIEW AND TRAINING

5.1 REVIEW

The review will assess

- content, i.e. that the verification documents submitted demonstrate fulfilment of the criteria
- relevance, i.e. that the verification documents submitted are related to the building and activity in question
- purpose, i.e. that the purpose of the criteria is fulfilled.

5.2 SPOT REVIEW OF CERTIFIED BUILDINGS

In addition to certification reviews, SGBC carries out spot reviews of certified buildings as part of its internal quality assurance programme. During a spot review of a certified building, a selection of verification documents is checked. During a spot review, additional reports may be requested from applicants if the supporting documents do not correspond to reality. Spot reviews can be carried out both on submitted reports and on site in the building. If it is found that the applicant has not provided the correct information, the certification may be withdrawn.

5.3 MILJÖBYGGNAD IDRIFT COORDINATOR

In order to carry out certification in the most efficient way possible, it is recommended that training in Miljöbyggnad iDrift is carried out. Otherwise, SGBC recommends engaging a Miljöbyggnad iDrift coordinator to coordinate and guide the certification work forward.

To become a certified Miljöbyggnad iDrift coordinator, the applicant must first complete a training programme organised by SGBC and then pass a voluntary knowledge test. More information on training programmes is published on the *SGBC website*.

6. MILJÖBYGGNAD IDRIFT 2.0

Indicator:

COMMUNICATION



1

Resources	Digital fault reporting Mandatory		ID number: Mbid:2.0:01:0:1	
		Criterion	Verification documents	
		There is a digital fault reporting function where users can report faults such as poor air, poor sound environment, broken outdoor lighting or that it is too cold indoors in winter.	Description and presentation of how the digital fault reporting function works, including a screenshot showing the fault report or other presentation that proves fulfilment of the criterion.	
Resources	Feedback from users Optional		ID number: Mbid:2.0:01:V:1	
	Point-value	Criterion	Verification documents	
	1	Feedback is collected and documented annually from the users of the building regarding the indoor and outdoor environments. Alternatively, a customer satisfaction survey has been conducted including both indoor and outdoor environments.	Description, procedure or protocol of the customer satisfaction survey carried out or other report of fulfilment of the criterion.	
		Global goals	Swedish environmental goals	
		 Sub-goal 16-7 Ensure responsive, inclusive and representative decision-making.		
Resources	Safety walk Optional		ID number: Mbid:2.0:01:V:2	
	Point-value	Criterion	Verification documents	
	1	An annual safety walk is conducted where safety and security around the property is assessed. The safety walk must be documented and an action plan for identified proposed measures must be drawn up.	Records, descriptions, drawings and photographs or other evidence to show compliance with the criteria. See also the publication Trygghetsvandring – en vägledning, published in 2010 by Boverket.	
		Global goals	Swedish environmental goals	
		 Sub-goal 16-1 Reduce violence everywhere.		

Indicator:

PROPERTY-RELATED SERVICES



2

Resources	Sustainable agreement Optional		ID number: Mbid:2.0:02:V:1	
	Point-value	Criterion	Verification documents	
	1	Between property owners and users, there are formulated sustainability goals linked to agreements, including an action plan where at least the following is mentioned: • energy types • waste management • co-operation and information. The parties must review and update the action plan at least once a year.	Sustainability agreement, green annex or similar (or extracts thereof) including the action plan. Alternatively, other evidence of fulfilment of the criterion.	
		Global goals  Sub-goal 12.8 Promote universal understanding of sustainable lifestyles.	Swedish environmental goals  Reduce climate impact  A good built environment	
Resources	Information for users Optional		ID number: Mbid:2.0:02:V:2	
	Point-value	Criterion	Verification documents	
	1	Information to users that fulfils at least the following points is available: • intended room temperatures in winter and summer • cleaning methods (e.g. air inlets and outlets, filters in kitchen hoods and floor finishes) • how behaviours can reduce energy and water use • how to report a fault.	Information that may be available, for example, on the website, via tenant information, in the housing file or other records that demonstrate fulfilment of the criterion.	
		Global goals  Sub-goal 6.3 Improve water quality, wastewater treatment and safe reuse.  Sub-goal 12.8 Promote universal understanding of sustainable lifestyles.	Swedish environmental goals  Reduce climate impact  A good built environment	

Resources	Flexible and multifunctional spaces Optional		ID number: Mbid:2.0:02:V:3	
	Point-value 1	Criterion The property offers spaces that can be used flexibly by users. The spaces must be customised and meet any requirements of the activities offered to users (i.e. the same space can be used for different purposes, such as a function room, office, boardroom, meeting room and overnight accommodation).	Verification documents Drawing (including labelling), photo documentation and description of how the spaces are used in a flexible way or other evidence to demonstrate fulfilment of the criterion.	
Resources	Sharing service Optional		ID number: Mbid:2.0:02:V:4	
	Point-value 1	Criterion Sharing services are offered within the property, such as tool pools, machine pools (e.g. lawnmowers) or leisure items.	Verification documents Extracts from user information, resident binder or description and photo documentation. Alternatively, other evidence of fulfilment of the criterion.	
	Global goals		Swedish environmental goals	
	 Sub-goal 12-8 Promote universal understanding of sustainable lifestyles.		 Reduce climate impact	
Resources	Laundry room Optional		ID number: Mbid:2.0:02:V:5	
	Point-value 1	Criterion There is a communal laundry room available to users.	Verification documents Description and photographic or other evidence of fulfilment of the criterion.	
	Global goals		Swedish environmental goals	
	 Sub-goal 12-8 Promote universal understanding of sustainable lifestyles.		 Reduce climate impact	

Indicator:

WASTE

3

Resources	Information on waste sorting Mandatory		ID number: Mbid:2.0:03:0:1
	Criterion	Verification documents	
	For both residential and non-residential buildings, information is available to users where at least the following points must be met: - Information is available on how to handle hazardous waste and where to leave it. - There is clear information in the waste room/ recycling room about which containers each waste type is to be sorted into. - There is clear information in the waste room/ recycling room about how to handle fractions that cannot be sorted in the waste room/recycling room. Alternatively, in cases where there is no waste room/ recycling room, demarcated areas are available for waste management.	Extracts from user information, resident binder or description and photo documentation. Alternatively, other evidence of fulfilment of the criterion.	
	Global goals	Swedish environmental goals	
Resources	 Sub-goal 11.6 Reduce the environmental impact of cities.		
	 Sub-goal 12.4 Responsible management of chemicals and waste.		
	Food waste Optional	ID number: Mbid:2.0:03:V:1	
Point-value	Criterion	Verification documents	
1	It is possible to sort food waste in the building or within the property.	Description and photographic or other evidence of fulfilment of the criterion.	
Resources	Global goals	Swedish environmental goals	
	 Sub-goal 11.6 Reduce the environmental impact of cities.		
	 Sub-goal 12.3 Halve global per capita waste.		

Resources	Measurement of waste Optional		ID number: Mbid:2.0:03:V:2b
	Point-value	Criterion	Verification documents
	2	1 point: The weight of residual waste and food waste is measured, or alternatively the volume of residual waste and food waste is estimated with collection times and fill rates. 2 points: Fulfil 1 point and at least 3 additional fractions are measured in weight or volume.	Description and calculation and statistical data or documentation from the waste contractor or other accounting that supports the fulfilment of the criterion.
		Global goals	Swedish environmental goals
		 Sub-goal 11-6 Reduce the environmental impact of cities.	
		 Sub-goal 12-5 Substantially reduce waste generation.	
Resources	Number of waste fractions Optional		ID number: Mbid:2.0:03:V:3c
	Point-value	Criterion	Verification documents
	3	1 point: At least 7 fractions of waste in the building or within the property are sorted. 2 points: At least 10 fractions of waste in the building or within the property are sorted. 3 points: At least 13 fractions of waste in the building or within the property are sorted.	Description and photographic or other evidence of fulfilment of the criterion.
		Global goals	Swedish environmental goals
		 Sub-goal 11-6 Reduce the environmental impact of cities.	
		 Sub-goal 12-5 Substantially reduce waste generation.	

Resources

Procedure for the reduction of waste		Optional	ID number: Mbid:2.0:03:V:4	
Point-value	Criterion	Verification documents		
1	The property owner has a procedure with goals, measures and follow-up of measurement to reduce waste quantities. Results are fed back to residents/tenants at least twice a year.	Description and procedure or other evidence to demonstrate fulfilment of the criterion.		
	Global goals	Swedish environmental goals		
		Sub-goal 11.6 Reduce the environmental impact of cities.		
		Sub-goal 12.3 Halve global per capita waste.		

Indicator:

INSTALLATIONS



4

Indoor environment	Inspection and maintenance of installations Mandatory		ID number: Mbid:2.0:04:0:1	
		Criterion There are instructions for regular inspection and maintenance of installations where at least the following must be covered: • heating and cooling systems • visible mains for water, heating and sewerage • ventilation units including ductwork, heat recovery and fans • control and regulation systems.	Verification documents Inspection report, self-assessment, operation and maintenance instructions or operating agreements or other records that demonstrate fulfilment of the criteria.	
Indoor environment	Control and regulation systems Optional		ID number: Mbid:2.0:04:V:1c	
	Point-value 3  3 Points	Criterion 1 point: The technical installations of the building (at least the heating installation) are connected to the master control and monitoring system, which enables operational monitoring and remote control. 2 points: The supply temperature of the heating system is controlled by outdoor and indoor temperature sensors. 3 points: Software is available for systematic optimisation of building energy use and indoor climate.	Verification documents Description, photographic documentation, product sheet, operating and maintenance instructions or other evidence to demonstrate fulfilment with the criteria.	
Indoor environment	Circulation pump, pressure control Optional		ID number: Mbid:2.0:04:V:2	
	Point-value 1	Criterion Circulation pumps in water-borne heating systems are pressure controlled with automatic speed control.	Verification documents Photograph with description, operation and maintenance instructions or other evidence to show fulfilment of the criteria.	
		Global goals 	Swedish environmental goals  Reduce climate impact	
Indoor environment	Circulation pumps, operational stoppage Optional		ID number: Mbid:2.0:04:V:3	
	Point-value 1	Criterion Circulation pumps in water-borne heating systems stop when there is no heating demand.	Verification documents Photograph with description, operation and maintenance instructions or other evidence to show fulfilment of the criteria.	

Indoor environment	Room temperature control of heating Optional		ID number: Mbid:2.0:04:V:4	
	Point-value	Criterion	Verification documents	
	1	All rooms with heaters have functioning room temperature controls, such as thermostats. Heat is controlled to avoid simultaneous heating and cooling.	Description, photographic documentation, product sheet, operating and maintenance instructions or other evidence to demonstrate fulfilment of the criteria.	
Indoor environment	Room temperature control of cooling Optional		ID number: Mbid:2.0:04:V:5	
	Point-value	Criterion	Verification documents	
	1	All rooms with comfort cooling have functioning room temperature control, for example with room sensors. Cooling is controlled to avoid simultaneous heating and cooling.	Description, photographic documentation, product sheet, operating and maintenance instructions or other evidence to demonstrate fulfilment of the criteria.	
Indoor environment	Presence of refrigerants Optional		ID number: Mbid:2.0:04:V:6	
	Point-value	Criterion	Verification documents	
	1	There are no refrigerants in the building with GWP ₁₀₀ greater than 1500. Alternatively, there are no refrigerants in the building.	Description, photographic documentation, product sheet, operating and maintenance instructions or other evidence to demonstrate fulfilment of the criteria.	
		Global goals	Swedish environmental goals	
			 A protective ozone layer	
Indoor environment	Leak detection of refrigerants Optional		ID number: Mbid:2.0:04:V:7	
	Point-value	Criterion	Verification documents	
	1	There are systems that detect leaks in refrigerant systems and alarm in operating systems (with an alarm connected to the ECCS).	Description, photographic documentation, product sheet, operating and maintenance instructions or other evidence to demonstrate fulfilment of the criteria.	

Indicator:

VENTILATION



5

Indoor environment

Mandatory ventilation check (OVK) Mandatory		ID number: Mbid:2.0:05:0:1
	Criterion	Verification documents
	There is a valid mandatory ventilation check (OVK) without notes about serious defects and deficiencies that need to be addressed.	Valid mandatory ventilation check (OVK).

Indoor environment

Unadjusted ventilation system Optional		ID number: Mbid:2.0:05:V:1
Point-value 1	Criterion	Verification documents
	Ventilation systems are adjusted to the current airflow needs of each room in the building and the measured total supply air flow rate is at least 0.35 l/s, sqm A _{temp} (residential) and at least 0.35 l/s, sqm A _{temp} + required air flows for loads (non-residential buildings).	Adjustment protocol or air flow protocol, regardless of the choice of protocol, the verification must prove that the ventilation systems are adjusted to the current need for air flow in each room in the building. A simple calculation of the total supply air flow to demonstrate fulfilment of the criteria is presented.
	Global goals	Swedish environmental goals
	 Sub-goal 7-3 Double the improvement in energy efficiency.	 Reduce climate impact
		 A good built environment

Indoor environment

Fans Optional		ID number: Mbid:2.0:05:V:2c
Point-value 3	Criterion	Verification documents
	1 point: At least 50% of the total ventilation flow of the building is treated by ventilation systems with frequency controlled fans with AC or EC motor. 2 points: At least 50% of the total ventilation flow of the building is treated by fans that are frequency controlled by EC motors. 3 points: At least 70% of the total ventilation flow of the building is handled by fans that are frequency controlled by EC motors. There must not be belt-driven fans.	Photograph with description, operation and maintenance instructions or other evidence to show fulfilment of the criteria.
	Global goals	Swedish environmental goals
	 Sub-goal 7-3 Double the improvement in energy efficiency.	

Indoor environment	Filters in ventilation units Optional		ID number: Mbid:2.0:05:V:3	
	Point-value 1	Criterion There are procedures for filter replacement in ventilation units where the following points must be fulfilled: • Instructions for replacing filters are available at, where the replacement interval is stated. • There is information on the type of filter that must be fitted. • There is documentation to show that the instructions are followed.	Verification documents Inspection report, self-assessment, photograph with description, operation and maintenance instructions or other evidence to demonstrate fulfilment with the criteria.	
Indoor environment	Ventilation operating times Optional		ID number: Mbid:2.0:05:V:4	
	Point-value 1	Criterion The flows of the ventilation systems are controlled in relation to the operating hours of the activity. Outside of operational hours, the ventilation system is operated at base flow, or shut down completely. Note that there are activities with continuous ventilation needs. In such instances points can be obtained if the property owner can show a link between ventilation operating times and activity requirements.	Verification documents Operation and maintenance instructions or other records that demonstrate fulfilment of the criteria.	
		Global goals	Swedish environmental goals	
			 Reduce climate impact	
Indoor environment	Demand-controlled ventilation Optional		ID number: Mbid:2.0:05:V:5	
	Point-value 1	Criterion In rooms for temporary work or rooms used for a short period of time, the airflow can be changed as required (e.g. by CO2 or occupancy measurement).	Verification documents Photograph with description, operation and maintenance instructions or other evidence to show fulfilment of the criteria.	

Indoor environment	Heat recovery Optional		ID number: Mbid:2.0:05:V:6C	
	Point-value	Criterion	Verification documents	
	3	1 point: At least 50% of the building's total outdoor air flow is recovered in ventilation units: Via a liquid-based heat exchanger such as a coil or exhaust air heat pump. Alternatively via heat recovery with at least 70% measured temperature efficiency. 2 points: At least 50% of the building's total outdoor air flow is recovered in ventilation units: Via cross flow plate heat exchangers, for example. Alternatively via heat recovery with at least 75% measured temperature efficiency. 3 points: At least 50% of the building's total outdoor air flow is recovered in ventilation units: Via rotary heat recovery or counterflow exchanger. Alternatively via heat recovery with at least 80% measured temperature efficiency.	Photo with description, operation and maintenance (O&M) instructions or other evidence of fulfilment of the criterion. Temperature efficiency can be reported and calculated according to EN 308:2022 and verified by a log of temperatures on units and outdoor temperatures. Logging can be done advantageously via control and monitoring systems. The criterion can also be verified via runs on ventilation units from the supplier produced during design.	
		Global goals	Swedish environmental goals	
			 A good built environment	

Indicator:

INDOOR ENVIRONMENT

6

Indoor environment	Thermal comfort Mandatory		ID number: Mbid:2.0:06:0:1	
		Criterion	Verification documents	
		There are procedures for monitoring thermal comfort where the self-assessment/checklist/instruction contains at least - functional check of the heating system - control measurement of indoor temperature - follow-up and handling of complaints.	Document that reinforces procedure.	
Indoor environment	Radon Mandatory		ID number: Mbid:2.0:06:0:2	
		Criterion	Verification documents	
		The radon level in occupancy rooms is $\leq 200 \text{ Bq/m}^3$.	Comprehensive radon measurement report. A comprehensive radon measurement means a radon measurement carried out in accordance with the Radiation Safety Authority's method description. The measurements must be analysed by an accredited radon laboratory. Short-term measurements are accepted on application, provided that long-term measurements are reported in connection with annual confirmation.	
		Global goals	Swedish environmental goals	
		 Sub-goal 3-9 Reduce illnesses and death from hazardous chemicals and pollution.		
Indoor environment	Perceived thermal comfort Optional		ID number: Mbid:2.0:06:V:1	
	Point-value	Criterion	Verification documents	
	1	A follow-up has been carried out with the users regarding thermal comfort in winter and summer.	Survey conducted or other evidence of fulfilment of the criterion.	
Indoor environment	Radon Optional		ID number: Mbid:2.0:06:V:2	
	Point-value	Criterion	Verification documents	
	1	The radon level in occupancy rooms is $\leq 100 \text{ Bq/m}^3$.	Comprehensive radon measurement report. A comprehensive radon measurement means a radon measurement carried out in accordance with the Radiation Safety Authority's method description. The measurements must be analysed by an accredited radon laboratory. Short-term measurements are accepted on application, provided that long-term measurements are reported in connection with annual confirmation.	

Indoor environment	Shading devices non-residential building Optional		ID number: Mbid:2.0:06:V:3b
	Point-value 2	Criterion 1 point: In non-residential buildings, at least 75% of the windows on the east, south and west façades have intermediate shading devices. Alternatively, external sunscreen film. 2 points: In non-residential buildings, at least 75% of the windows on the east, south and west façades have external and functioning shading devices. Any control (depending on solar intensity and possible wind) is via outdoor sensors.	Verification documents Photo with description, product sheet, drawing or other presentation proving the characteristics and a calculation/justification proving the fulfilment of the criteria.
Indoor environment	Shading devices residential building Optional		ID number: Mbid:2.0:06:V:4b
	Point-value 2	Criterion 1 point: In residential buildings, at least 50% of the windows on the east, south and west façades have external shading devices or intermediate and functioning blinds. 2 points: In residential buildings, at least 75% of the windows on the east, south and west façades have external shading devices or intermediate and functioning blinds.	Verification documents Photo with description, product sheet, drawing or other presentation proving the characteristics and a calculation/justification proving the fulfilment of the criteria.
Indoor environment	Daylight and views Optional		ID number: Mbid:2.0:06:V:5
	Point-value 1	Criterion Rooms intended for permanent occupancy (e.g. office, reception, kitchen, bedroom and living room) have access to daylight and views. It is not necessary to report any levels of daylight factor or glazing percentage.	Verification documents Photo with description, product sheet, drawing with marked representative rooms or other presentation that proves the characteristics and a justification that proves the fulfilment of the criteria.
Indoor environment	Lighting in public areas Optional		ID number: Mbid:2.0:06:V:6
	Point-value 1	Criterion Lighting in public areas is presence controlled LED lighting.	Verification documents Photograph with description, operation and maintenance instructions or other evidence to show fulfilment of the criteria.
Indoor environment	Listening test Optional		ID number: Mbid:2.0:06:V:7
	Point-value 1	Criterion Listening tests have been carried out in representative rooms where at least the following points must be fulfilled: • Installation noise (from ventilation systems or radiators, for example) is only heard when the room is quiet. • Regardless of other noise in the room, external sound sources must only be heard faintly. • The voice need not be raised for normal conversation when the windows are closed.	Verification documents Records of listening tests proving fulfilment of the criterion. When conducting a listening test, it is desirable that at least three people participate, preferably the tenant/resident, property owner or consultant. It is also useful to indicate the date of the test, the role of each participant and the contact details of the participants.

Indicator:

MOISTURE AND WATER



Indoor environment	Moisture control Mandatory		ID number: Mbid:2.0:07:0:1	
		Criterion There are procedures to control the occurrence of moisture and water damage within the property.	Verification documents Record of procedures or other evidence to demonstrate fulfilment of the criterion.	
Indoor environment	Temperaturmätning och legionella Mandatory		ID number: Mbid:2.0:07:0:2	
		Criterion The temperature has been measured and at least the following points must be fulfilled: • The temperature of the whole domestic hot water system including the hot water circulation circuit is $\geq 50^{\circ}\text{C}$. • The temperature of stagnant domestic hot water in water heaters and storage tanks is $\geq 60^{\circ}\text{C}$. • The temperature in the cold domestic water system is $\leq 24^{\circ}\text{C}$ when the cold water has been stationary for 8 hours.	Verification documents Measurement records, extracts from systems or other records that demonstrate fulfilment of the criterion.	
		Global goals	Swedish environmental goals	
		 Sub-goal 3-3 Fight communicable diseases.		
Indoor environment	Managing moisture and water damage Optional		ID number: Mbid:2.0:07:V:1	
	Point-value 1	Criterion There are procedures for dealing with moisture and water damage. Depending on the extent and nature of the moisture and water damage, an action plan can be drawn up.	Verification documents A description of the procedures and any action plan or other justification for the fulfilment of the criterion.	
Indoor environment	Safe Water Installation Optional		ID number: Mbid:2.0:07:V:2	
	Point-value 1	Criterion Wet rooms are constructed in accordance with Safe Water Installation, which is confirmed by a formal certificate.	Verification documents Formal certificate from Safe Water Installation.	

Indoor environment	Leak detection of domestic tap water Optional		ID number: Mbid:2.0:07:V:3b	
	Point-value 2	Criterion 1 point: There are systems that detect leaks in the mains supply for domestic water systems and sound an alarm. 2 points: There is an automatic function that switches off water when a leak is detected.	Verification documents Photograph with description, operation and maintenance instructions or other evidence to show fulfilment of the criteria.	
	Global goals		Swedish environmental goals	
	 Sub-goal 6-4 Increase water-use efficiency and ensure freshwater supplies.			
Indoor environment	Water-saving mixers Optional		ID number: Mbid:2.0:07:V:4	
	Point-value 1	Criterion At least 75% of the cold and hot water mixers fulfil one of the following functions: • eco-flush function/water saving function • maximum flow rate of 6 l/min • Swedish Energy Class A or B.	Verification documents Photo with description, product sheet, drawing or other presentation proving the characteristics and a calculation/justification proving the fulfilment of the criteria.	
	Global goals		Swedish environmental goals	
	 Sub-goal 6-4 Increase water-use efficiency and ensure freshwater supplies.			
Indoor environment	 Sub-goal 7-3 Double the improvement in energy efficiency.			
	Water-saving showers Optional		ID number: Mbid:2.0:07:V:5	
	Point-value 1	Criterion At least 75% of the showers fulfil one of the following features: • maximum flow rate of 8 l/min • Swedish Energy Class A or B.	Verification documents Photo with description, product sheet, drawing or other presentation proving the characteristics and a calculation/justification proving the fulfilment of the criteria.	
	Global goals		Swedish environmental goals	
	 Sub-goal 6-4 Increase water-use efficiency and ensure freshwater supplies.			
	 Sub-goal 7-3 Double the improvement in energy efficiency.			

Indoor environment	Water-saving toilets Optional		ID number: Mbid:2.0:07:V:6
	Point-value	Criterion	Verification documents
	1	At least 50% of toilets fulfil one of the following functions: • eco-flush/double-flush function • has a full flush volume of 6 litres or less; and/or a maximum average flush volume of 3.5 litres.	Photo with description, product sheet, drawing or other presentation proving the characteristics and a calculation/justification proving the fulfilment of the criteria.
	Global goals		Swedish environmental goals
	 Sub-goal 6-4 Increase water-use efficiency and ensure freshwater supplies.		

Indicator:

SUSTAINABLE MANAGEMENT



8

Condition	Flood risk Mandatory		ID number: Mbid:2.0:08:0:1	
		Criterion	Verification documents	
		It is investigated and documented whether the property is at risk of flooding caused by climate change.	Report from the flood portal (MSB) or extract from the municipality's cloudburst map. Alternatively, other evidence of fulfilment of the criterion.	
Condition	Maintenance plan Mandatory		ID number: Mbid:2.0:08:0:2	
		Criterion	Verification documents	
		There is an up-to-date maintenance plan for the building in question that includes at least • outer roof • facade • soil conditions • technical installations. The maintenance plan must cover at least 30 years and be updated regularly, at least every two years. The maintenance plan must contain a description of planned maintenance measures including estimated time of execution and cost.	Maintenance plan demonstrating fulfilment of the criterion.	
Condition	Climate risk and vulnerability analysis Optional		ID number: Mbid:2.0:08:V:1	
	Point-value	Criterion	Verification documents	
	1	There is a climate risk and vulnerability analysis for the building or property in question.	A climate risk and vulnerability analysis prepared in accordance with the technical screening criteria from chapter 7.7 Acquisition and ownership of buildings of Annex I Climate change mitigation, alternatively Annex II Climate change adaptation from the Commission Delegated Regulation (EU) 2020/852 dated Brussels 4 June 2021.	
		Global goals	Swedish environmental goals	
		 Sub-goal 11.5 Reduce the adverse effects of natural disasters.		
		 Sub-goal 13.1 Strengthen resilience and adaptive capacity to climate related disasters.		
		 Sub-goal 13.3 Build knowledge and capacity to meet climate change.		

Condition	Adaptation solutions linked to climate risk and vulnerability analysis Optional		ID number: Mbid:2.0:08:V:2
	Point-value	Criterion	Verification documents
	1	An assessment of adaptation solutions that can be taken to reduce identified physical climate risks. An established adaptation plan with measures that reduce the building's most significant climate risks is implemented over a five-year period.	A climate risk and vulnerability analysis prepared in accordance with the technical screening criteria from chapter 7.7 Acquisition and ownership of buildings of Annex I Climate change mitigation, alternatively Annex II Climate change adaptation from the Commission Delegated Regulation (EU) 2020/852 dated Brussels 4 June 2021.
		Global goals  Sub-goal 11-5 Reduce the adverse effects of natural disasters.  Sub-goal 13-1 Strengthen resilience and adaptive capacity to climate related disasters.  Sub-goal 13-3 Build knowledge and capacity to meet climate change.	Swedish environmental goals
Condition	Renovation and tenant adaptation Optional		ID number: Mbid:2.0:08:V:3
	Point-value	Criterion	Verification documents
	1	There are procedures in place that take into account at least the following points when renovating and/or adapting for tenants: • climate impact • remodelling annex • communication with the user/tenant for the duration of the project.	Procedure or documentation from completed project. Alternatively, other evidence of fulfilment of the criterion.

Indicator:



BUILDING ELEMENTS AND SPACES

Condition	Inspection and maintenance of the building Mandatory		ID number: Mbid:2.0:09:0:1	
		Criterion There are instructions for the regular inspection and maintenance of the building, which must fulfil at least the following requirements: • building envelope • interior spaces • soil conditions that may affect the building structure.	Verification documents Inspection report, self-assessment, contract with operating company, operation and maintenance instructions or other records that demonstrate fulfilment of the criteria.	
Condition	Inspection and maintenance of technical and environmental rooms Optional		ID number: Mbid:2.0:09:V:1	
	Point-value 1	Criterion There are instructions on the inspection and care of technical and environmental rooms so that they are not used as storage rooms. There must be a drain in the room if there are activities in the technical and environmental rooms that could cause leakage.	Verification documents Photograph with description, operation and maintenance instructions or other evidence to show fulfilment of the criteria.	
Condition	Energy-efficient windows Optional		ID number: Mbid:2.0:09:V:2b	
	Point-value 2	Criterion 1 point: At least 75% of the total window area of the building consists of windows including frames with U-value ≤ 2 . 2 points: At least 75% of the total window area of the building consists of windows including frames with U-value ≤ 1.2 .	Verification documents Description, product sheet, drawing or other presentation proving the characteristics and a calculation/justification proving the fulfilment of the criteria.	
	Global goals		Swedish environmental goals	
	 Sub-goal 7-3 Double the improvement in energy efficiency.		 Reduce climate impact	
			 A good built environment	

Condition	Heating system Optional		ID number: Mbid:2.0:09:V:3	
	Point-value	Criterion	Verification documents	
	1	The building has a system to reduce the amount of oxygen in the heating system.	Description, product sheet, drawing or other presentation proving the characteristics and a calculation/justification proving the fulfilment of the criteria.	
		Global goals	Swedish environmental goals	
Condition				Reduce climate impact
				A good built environment
Condition	Cleaning of floors Optional		ID number: Mbid:2.0:09:V:4	
	Point-value	Criterion	Verification documents	
	1	Floors in public spaces have a hard and smooth surface that is easy to clean.	Photo with description, product sheet, drawing or other presentation proving the characteristics and a calculation/justification proving the fulfilment of the criteria.	
Condition	Cleaning of entrances Optional		ID number: Mbid:2.0:09:V:5	
	Point-value	Criterion	Verification documents	
	1	Main entrances are equipped with scraper grids/scraper mats and combination mats/textile mats that absorb moisture and dirt.	Photo with description, product sheet, drawing or other presentation proving the characteristics and a calculation/justification proving the fulfilment of the criteria.	
Condition	Cleaning of wet rooms Optional		ID number: Mbid:2.0:09:V:6	
	Point-value	Criterion	Verification documents	
	1	At least the following points must be fulfilled regarding the cleaning of wet rooms: - In bathrooms, shower rooms, toilets and laundry rooms, floor drains are accessible for cleaning. - In bathrooms, shower rooms, toilets and laundry rooms with tiles, the plinth has a hollow core. In wet rooms with plastic flooring, the plastic flooring is attached to the wall as a plinth.	Photo with description, product sheet, drawing or other presentation proving the characteristics and a calculation/justification proving the fulfilment of the criteria.	

Indicator:

MATERIAL**10**

Condition	Inventory of substances hazardous to health and the environment Mandatory		ID number: Mbid:2.0:10:0:1	
		Criterion	Verification documents	
		There is an inventory where at least the following points must be met: - An inventory of the presence of cadmium, lead, mercury, radioactive substances, building CFCs, PCBs and asbestos in the building has been made by an expert in environmentally hazardous substances with at least three years of professional experience. - PCBs found have been decontaminated in accordance with the PCB Ordinance. - No free asbestos is present in the building.	- The expert's inventory report, including a CV attesting to the expert's experience, is attached. - If PCBs are found, records are needed to prove that PCBs have been decontaminated. - The inventory report states that there is no free asbestos in the building.	
		Global goals	Swedish environmental goals	
Condition		 Sub-goal 12-4 Responsible management of chemicals and waste.	 A protective ozone layer	
	Substances hazardous to the environment and health Mandatory		ID number: Mbid:2.0:10:0:2	
		Criterion	Verification documents	
		There is a procedure for the handling of substances hazardous to health and the environment in property operations, that includes storage, handling, risk assessment, safety data sheets and a list of chemicals.	Procedure, self-assessment, photo documentation with description, extracts from the list of chemicals or other records that demonstrate fulfilment of the criterion.	
Condition		Global goals	Swedish environmental goals	
		 Sub-goal 12-4 Responsible management of chemicals and waste.	 A non-toxic environment	
	Circularity, interior design Optional		ID number: Mbid:2.0:10:V:1	
	Point-value	Criterion	Verification documents	
1		Tenants are offered to take over furnishings in connection with tenant adaptation.	Procedure or other evidence to demonstrate fulfilment of the criterion.	
		Global goals	Swedish environmental goals	
		 Sub-goal 12-8 Promote universal understanding of sustainable lifestyles.	 Reduce climate impact	

Condition	Logbook Optional		ID number: Mbid:2.0:10:V:2	
	Point-value	Criterion	Verification documents	
	1	There is a logbook containing details of materials incorporated in the building during the management phase. If the building has been adapted or renovated for tenants, the logbook must contain information on the approximate location and quantity of building materials.	Extracts from the logbook, photographic documentation or drawings with labelling or other presentation that meets the criterion.	
		Global goals	Swedish environmental goals	
Condition		 Sub-goal 12-4 Responsible management of chemicals and waste.		
	Property contamination management Optional		ID number: Mbid:2.0:10:V:3	
	Point-value	Criterion	Verification documents	
	1	The property owner can demonstrate how the management of property contamination is handled according to legal requirements.	Procedure, self-assessment, photo documentation with description or other records that demonstrate fulfilment of the criterion.	
Condition		Global goals	Swedish environmental goals	
		 Sub-goal 12-4 Responsible management of chemicals and waste.		
	Promote recycling in own administration and among users Optional		ID number: Mbid:2.0:10:V:4b	
	Point-value	Criterion	Verification documents	
Condition	2	1 point: The property owner utilises reused materials where reuse is possible, for example, in tenant adaptations. The property owner can demonstrate that they have chosen recycled materials when purchasing, or show a plan for how they purchase recycled materials. If the property owner has a procedure, this can be used. 2 points: The property owner offers support, such as services or reuse warehouses so that users (residents and/or businesses) can reuse things.	Procedure, self-assessment, photo documentation with description or other records that demonstrate fulfilment of the criterion.	
		Global goals	Swedish environmental goals	
		 Sub-goal 12-5 Substantially reduce waste generation.	 Reduce climate impact	

Condition	Reuse inventory Optional		ID number: Mbid:2.0:10:V:5	
	Point-value	Criterion	Verification documents	
	1	There is a procedure for establishing a reuse inventory that identifies, for example, building components and building products that can be reused in renovations, adaptations and remodelling.	Procedure to demonstrate fulfilment of the criterion.	
	Global goals		Swedish environmental goals	
		Sub-goal 12.8 Promote universal understanding of sustainable lifestyles.		Reduce climate impact

Indicator:

ENERGY

11

Energy class		Mandatory	ID number: Mbid:2.0:11.0:1	
	Criterion		Verification documents	
		At least energy class F is fulfilled according to the energy declaration for buildings covered by the Energy Declarations Act. Alternatively, for buildings that are not covered by the Energy Declarations Act, the energy performance of the building must not exceed 235% of the energy performance for new construction requirements according to BBR for its building category.	Valid energy declaration or alternatively a report of the building's energy performance according to BBR and BEN.	
	Global goals		Swedish environmental goals	
		Sub-goal 7.3 Double the improvement in energy efficiency.		Reduce climate impact
			A good built environment	
Renewable energy		Optional	ID number: Mbid:2.0:11.V:1	
Point-value 1	Criterion		Verification documents	
		At least 50% of the building's energy use is renewable. Household and/or business energy is assessed if the property owner has control over these subscriptions. Property energy is always assessed. Alternatively, the building has self-produced renewable locally flowing property energy from, for example, solar, wind or water.	Calculation report, contract, photographic evidence or any other means demonstrating fulfilment with the criteria.	
	Global goals		Swedish environmental goals	
				Reduce climate impact
			A good built environment	

Climate impact	Energy class Optional		ID number: Mbid:2.0:11.V:2e	
	Point-value	Criterion	Verification documents	
	5	1 point: At least energy class E is met according to the energy declaration. Alternatively, for buildings not covered by the Energy Declarations Act, the energy performance of the building must be $> 135 - \leq 180\%$ of the requirement for a new building. 2 points: At least energy class D is met according to the energy declaration. Alternatively, for buildings not covered by the Energy Declarations Act, the energy performance of the building must be $> 100 - \leq 135\%$ of the requirement for a new building. 3 points: At least energy class C is met according to the energy declaration. Alternatively, for buildings not covered by the Energy Declarations Act, the energy performance of the building must be $> 75 - \leq 100\%$ of the requirement for a new building. 4 points: At least energy class B is met according to the energy declaration. Alternatively, for buildings not covered by the Energy Declarations Act, the energy performance of the building must be $> 50 - \leq 75\%$ of the requirement for a new building. 5 points: At least energy class A is met according to the energy declaration. Alternatively, for buildings not covered by the Energy Declarations Act, the energy performance of the building must be $\leq 50\%$ of the requirement for a new building.	Valid energy declaration or alternatively a report of the building's energy performance according to BBR and BEN.	
	Global goals		Swedish environmental goals	
	 Sub-goal 7-3 Double the improvement in energy efficiency.		 Reduce climate impact	
			 A good built environment	

Climate impact	Top 30% Optional		ID number: Mbid:2.0:11.V:3	
	Point-value 1 	Criterion	Verification documents	
		The building has at least a class C energy declaration. Alternatively, the building is in the top 30% of the national or regional building stock in terms of primary energy demand during operation.	The criterion is demonstrated by an energy performance certificate or by appropriate data that at least compares the performance of the relevant asset with the performance of the national or regional building stock built before 31 December 2020 and at least distinguishes between residential and non-residential buildings.	
		Global goals	Swedish environmental goals	
		 Sub-goal 7.3 Double the improvement in energy efficiency.		Reduce climate impact
				A good built environment
Climate impact	Top 15% Optional		ID number: Mbid:2.0:11.V:4	
	Point-value 1 	Criterion	Verification documents	
		The building has a class A energy declaration. Alternatively, the building is in the top 15% of the national or regional building stock in terms of primary energy demand during operation.	The criterion is demonstrated by an energy performance certificate or by appropriate data that at least compares the performance of the relevant asset with the performance of the national or regional building stock built before 31 December 2020 and at least distinguishes between residential and non-residential buildings.	
		Global goals	Swedish environmental goals	
		 Sub-goal 7.3 Double the improvement in energy efficiency.		Reduce climate impact
				A good built environment

Climate impact

Smart design and innovative technology solutions for increased resource efficiency		Optional	ID number: Mbid:2.0:11.V:5
Point-value	Criterion	Verification documents	
1	Smart design and innovative technology solutions for resource efficiency have been installed within the property and are used in the current building. Examples include smart solutions for heat recovery from wastewater and/or rainwater harvesting systems to reduce fresh water use.	Description, photograph, product sheet, operating and maintenance instructions or other evidence to show fulfilment with the criteria.	
	Global goals	Swedish environmental goals	
		Sub-goal 7.2 Increase global percentage of renewable energy	
			A good built environment

Indicator:



12

MEASUREMENT AND MONITORING

Climate impact

Energy and water meters		Mandatory	ID number: Mbid:2.0:12.0:1	
	Criterion	Verification documents		
	There is information on meters where the following points must be met: - It is known which meters measure the energy of the property and where they are located. - Total electricity consumption is measured. - Measurement of heat and, where applicable, comfort cooling (main and sub-meters) can be done with energy meters or via volume meters in combination with temperature sensors so that energy can be calculated in DUC. - Metering is done for cold and hot water. Energy for hot water must be measured via energy meters or volume meters in combination with temperature sensors so that energy can be calculated in DUC.	Measurement plan, photographic documentation with description or other evidence of fulfilment of the criterion.		
	Global goals	Swedish environmental goals		
		Sub-goal 6-4 Increase water-use efficiency and ensure freshwater supplies.		Reduce climate impact
			A good built enviroment	

Climate impact

Sub-metering of household and/or business electricity		Optional	ID number: Mbid:2.0:12.V:1	
Point-value 1	Criterion	Verification documents		
	There is separate metering of property electricity and/or business/household electricity.	Description, photograph, calculation or other evidence to show fulfilment with the criterion.		
	Global goals	Swedish environmental goals		
		Sub-goal 7-3 Double the improvement in energy efficiency.		Reduce climate impact

Climate impact	Monitoring of building electricity Optional		ID number: Mbid:2.0:12.V:2b	
	Point-value 2	Criterion 1 point: Building electricity meters are read and monitored at least twice a year. Deviations identified are analysed and documented in the maintenance plan if the deviation requires action, or handled directly in the event of an emergency. 2 points: Meters for the building's electricity are read and monitored at least once a month. Deviations identified are analysed and documented in the maintenance plan if the deviation requires action, or handled directly in the event of an emergency.	Verification documents Logs, screenshots or other evidence to demonstrate fulfilment of the criteria.	
	Global goals		Swedish environmental goals	
	 Sub-goal 7-3 Double the improvement in energy efficiency.		 Reduce climate impact	
			 A good built environment	
Climate impact	Monitoring of heating Optional		ID number: Mbid:2.0:12.V:3b	
	Point-value 2	Criterion 1 point: The building's heat meters are read and monitored twice a year. Deviations identified are analysed and documented in the maintenance plan if the deviation requires action, or handled directly in the event of an emergency. 2 points: The meters for the building's heat consumption are read and monitored at least once a month. Deviations identified are analysed and documented in the maintenance plan if the deviation requires action, or handled directly in the event of an emergency.	Verification documents Logs, screenshots or other evidence to demonstrate fulfilment of the criteria.	
	Global goals		Swedish environmental goals	
	 Sub-goal 7-3 Double the improvement in energy efficiency.		 Reduce climate impact	
			 A good built environment	

Climate impact	Monitoring of water use Optional		ID number: Mbid:2.0:12.V:4b	
	Point-value	Criterion	Verification documents	
	2	1 point: The meters for the building's consumption of cold and hot water are read and monitored twice a year. Deviations identified are analysed and documented in the maintenance plan if the deviation requires action, or handled directly in the event of an emergency. 2 points: The meters for the building's consumption of cold and hot water are read and monitored at least once a month. Deviations identified are analysed and documented in the maintenance plan if the deviation requires action, or handled directly in the event of an emergency.	Logs, screenshots or other evidence to demonstrate fulfilment of the criteria.	
		Global goals	Swedish environmental goals	
		 Sub-goal 6-4 Increase water-use efficiency and ensure freshwater supplies.	 Reduce climate impact	
			 A good built environment	

Indicator:

SUSTAINABLE TRANSPORT



13

Climate impact	Bicycle repairs Optional		ID number: Mbid:2.0:13.V:1	
	Point-value	Criterion	Verification documents	
	1	The property owner ensures that there is access to space and tools so that it is possible to carry out simple bicycle repairs (or repair of other non-motorised vehicles) within the property. Alternatively, the property owner ensures that a service is available to enable simple bicycle (or other non-motorised vehicle) repairs.	Photographs or drawings with description or other presentation that proves the characteristics and a calculation/justification that proves the fulfilment of the criterion.	
		Global goals	Swedish environmental goals	
Climate impact		 Sub-goal 11-2 Affordable and sustainable transport systems.	 Clean air	
	Electric vehicle charging points Optional		ID number: Mbid:2.0:13.V:2b	
	Point-value	Criterion	Verification documents	
	2	1 point: At least 10% of parking spaces have charging points. 2 points: At least 20% of parking spaces have charging points and wiring infrastructure for at least 50% of parking spaces.	Photographs or drawings with description and/or calculation demonstrating fulfilment of the criterion.	
		Global goals	Swedish environmental goals	
		 Sub-goal 11-2 Affordable and sustainable transport systems.	 Reduce climate impact	
			 Clean air	

Climate impact	Vehicle pool Optional		ID number: Mbid:2.0:13.V:3	
	Point-value	Criterion	Verification documents	
	1	The property owner offers vehicle pooling for users. Alternatively, the property owner enables vehicle pooling within the property.	Photographs or drawings with description or other presentation that proves the characteristics and a calculation/justification that proves the fulfilment of the criterion.	
	Global goals		Swedish environmental goals	
	 Sub-goal 11.2 Affordable and sustainable transport systems.		 Reduce climate impact	
	 Sub-goal 12.8 Promote universal understanding of sustainable lifestyles.			

Indicator:

OUTDOOR ENVIRONMENT



14

Outdoor environment

Green space factor		Optional	ID number: Mbid:2.0:14.V:1b
Point-value	Criterion	Verification documents	
2	1 point: The green space factor of the property is at least 0.20. 2 points: he green space factor of the property is at least 0.35.	SGBC green space factor calculation tool or other green space factor calculation that proves fulfilment of the criterion.	
	Global goals	Swedish environmental goals	
	 Sub-goal 11-4 Protect the world's cultural and natural heritage.		
	 Sub-goal 11-6 Reduce the environmental impact of cities.		
	 Sub-goal 11-7 Provide access to safe and inclusive green and public spaces.		
 Sub-goal 15-A Increase financial resources to conserve and sustainably use ecosystem and biodiversity.			

Outdoor environment

Percentage of hardstanding areas		Optional	ID number: Mbid:2.0:14.V:2b
Point-value	Criterion	Verification documents	
2	1 point: It is documented how much of the property consists of hardstanding areas and what measures can be implemented to reduce this, for example with permeable surfaces, water storage and/or that water is led into the soil under the hardstanding area. 2 points: At least 10% of the hardstanding area on the property has been removed.	Description, drawings, calculation and photographic documentation or other evidence showing fulfilment with the criteria.	
	Global goals	Swedish environmental goals	
	 Sub-goal 11-4 Protect the world's cultural and natural heritage.		
	 Sub-goal 11-7 Provide access to safe and inclusive green and public spaces.		

Outdoor environment	Outdoor area Optional		ID number: Mbid:2.0:14.V:3	
	Point-value 1	Criterion Outdoor area is available with weather-protected seating within the property.	Verification documents Description, drawings and photographic documentation or other evidence to show fulfilment of the criteria.	
		Global goals	Swedish environmental goals	
		 Sub-goal 11.4 Protect the world's cultural and natural heritage.		
		 Sub-goal 11.7 Provide access to safe and inclusive green and public spaces.		
Outdoor environment	Health promoting space Optional		ID number: Mbid:2.0:14.V:4	
	Point-value 1	Criterion There is a space within the property that encourages social and/or physical activities.	Verification documents Description, drawings and photographic documentation or other evidence to show fulfilment of the criteria.	
		Global goals	Swedish environmental goals	
		 Sub-goal 11.4 Protect the world's cultural and natural heritage.		
		 Sub-goal 11.7 Provide access to safe and inclusive green and public spaces.		
Outdoor environment	Cultural environment Optional		ID number: Mbid:2.0:14.V:5	
	Point-value 1	Criterion The location of the property and its relationship to surrounding cultural environments has been investigated, documented and communicated to users.	Verification documents Description, drawings and photographic documentation or other evidence to show fulfilment of the criteria.	
		Global goals	Swedish environmental goals	
		 Sub-goal 11.4 Protect the world's cultural and natural heritage.	 A good built environment	
		 Sub-goal 11.7 Provide access to safe and inclusive green and public spaces.		

Indicator:

BIODIVERSITY**15**

Outdoor environment	Care of the outdoor environment Optional		ID number: Mbid:2.0:15.V:1	
	Point-value	Criterion	Verification documents	
	1	There are care instructions for the land and outdoor environment.	Care instructions including self-assessments of land conditions. Alternatively, agreements that prove the criterion.	
		Global goals	Swedish environmental goals	
Outdoor environment		 Sub-goal 13.3 Build knowledge and capacity to meet climate change.		
		 Sub-goal 15.A Increase financial resources to conserve and sustainably use ecosystem and biodiversity.		
Outdoor environment	Ecological analysis Optional		ID number: Mbid:2.0:15.V:2	
	Point-value	Criterion	Verification documents	
	1	A simple analysis of ecological values has been carried out, showing at least three proposals for strengthening ecosystem services and biodiversity within the property.	Analysis of ecological values, photo documentation or other evidence to demonstrate fulfilment of the criterion.	
		Global goals	Swedish environmental goals	
		 Sub-goal 15.A Increase financial resources to conserve and sustainably use ecosystem and biodiversity.	 A rich diversity of plant and animal life	
		 Sub-goal 15.9 Increase financial resources to conserve and sustainably use ecosystem and biodiversity		

Outdoor environment	Biodiversity Optional		ID number: Mbid:2.0:15.V:3b	
	Point-value	Criterion	Verification documents	
	2	1 point: At least three measures have been implemented to enhance ecosystem services, habitat types and/or biodiversity on the property. 2 points: At least five measures have been implemented to enhance ecosystem services, habitat types and/or biodiversity on the property.	Description, drawings and photographic documentation or other evidence to show fulfilment of the criteria.	
		Global goals	Swedish environmental goals	
		 Sub-goal 15-A Increase financial resources to conserve and sustainably use ecosystem and biodiversity.	 A rich diversity of plant and animal life	
Outdoor environment	Stormwater retention Optional		ID number: Mbid:2.0:15.V:4	
	Point-value	Criterion	Verification documents	
	1	Measures have been taken and implemented to retain stormwater from at least 50% of the roof or hardstanding area of the property.	Description, drawings and photographic documentation or other evidence to show fulfilment of the criteria.	
		Global goals	Swedish environmental goals	
		 Sub-goal 6-3 Improve water quality, wastewater treatment and safe reuse.		
Outdoor environment		 Sub-goal 15-A Increase financial resources to conserve and sustainably use ecosystem and biodiversity.		
	Circular water use Optional		ID number: Mbid:2.0:15.V:5	
	Point-value	Criterion	Verification documents	
	1	Rainwater harvesting systems are available for purposes such as toilet flushing or irrigation.	Description, drawings and photographic documentation or other evidence to show fulfilment of the criteria.	
		Global goals	Swedish environmental goals	
		 Sub-goal 6-3 Improve water quality, wastewater treatment and safe reuse.		
		 Sub-goal 15-A Increase financial resources to conserve and sustainably use ecosystem and biodiversity.		

Outdoor environment	Green roofs and green walls Optional		ID number: Mbid:2.0:15.V:6	
	Point-value 1	Criterion There are green roofs that reduce the amount of water generated within the property. Alternatively, the façade can be clad with climbing plants.	Verification documents Description, drawings and photographic documentation or other evidence to show fulfilment of the criteria.	
Outdoor environment	Green area Optional		ID number: Mbid:2.0:15.V:7	
	Point-value 1	Criterion Within the property, there are green areas with mature and mixed vegetation that is largely kept untouched.	Verification documents Description, drawings and photographic documentation or other evidence to show fulfilment of the criteria.	
		Global goals	Swedish environmental goals	
		 Sub-goal 11-4 Protect the world's cultural and natural heritage.	 A rich diversity of plant and animal life	
		 Sub-goal 15-1 Conserve and restore terrestrial and freshwater ecosystems.		
		 Sub-goal 15-A Increase financial resources to conserve and sustainably use ecosystem and biodiversity.		



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