

ANNEX 2

to the Manual for the QNG Sustainable Building Certification, Version from: 19.07.2024



QNG CRITERIA LIST

The QNG-PLUS and QNG-PREMIUM Certifications are state certifications for buildings. The prerequisites for QNG-PLUS and QNG-PREMIUM Certification is the provision of evidence that verifies a building's compliance with all of the associated general and special environmental, sociocultural and economic quality requirements, and of the quality of the planning and building processes and, where relevant, of the operating processes, on the basis of an independent assessment.

The verification procedure for the award of the QNG Certificates is based on a sustainability assessment using an assessment system registered by the Certificate issuer in accordance with the specifications of the certification mark rules and suitable for the relevant Certification type. As a rule, it will be necessary to use specific versions of an assessment system (system versions) in order for an assessment system to be suitable for assessing buildings for the relevant QNG Certification type. In the following, system versions will also be referred to as assessment systems. This Annex 2 to the Manual for the QNG Sustainable Building Certification sets out the requirements for registering assessment systems.

Important information on the relevant valid version:

Please note: These certification specifications are regularly reviewed and, for certification purposes, always apply only in the version valid at the time a request or an application for certification is submitted to a certification body or at the time an application for government funding is granted. The regulations and requirements of previous or subsequent versions are not relevant to applicants and consequently do not have any bearing on their application's success.

The date on which the relevant versions take effect and their version numbers are listed in the following table:

Version number	Date it takes effect
1.0	08.06.2021
1.1	20.04.2022
1.2	01.01.2023
1.3	19.07.2024

The version presented here is always the current version of Annex 2. To avoid confusion, the preceding versions are always deleted. For this reason, we recommend that applicants, system providers and certification bodies save the version of this Annex that is relevant for their respective QNG certification.

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1. QNG Criteria list

1.1. QNG Criteria list for residential buildings

Criteria	Description	Additional requirements for assessment systems	Part of the minimum requirements of the criteria for QNG Certification type		
			KN21	WN21	WG23
Land use	Assessment of the amount of land used with the aim of reducing land use, preventing urban sprawl, limiting additional soil sealing and utilising opportunities for soil unsealing.	-	Yes	Yes	Yes
Use of resources and impact on the global environment	Assessment of the natural resources used and of the building's impact on the global environment over the study period with the aim of protecting natural resources and limiting negative impact on the global environment.	-	Yes	Yes	Yes
Flexibility and adaptability	Assessment of the building's ability to adapt to changing user needs and use conditions in order to maintain its usability or to ensure that it can continue to be leased or marketed.	-	Yes	Yes	Yes
Drinking water consumption during its life cycle	Assessment of the building's water demand over its life cycle with the aim of protecting natural resources.	-	Yes	Yes	Yes

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Criteria	Description	Additional requirements for assessment systems	Part of the minimum requirements of the criteria for QNG Certification type		
			KN21	WN21	WG23
Recyclability and dismantling friendliness	Assessment of the building's recyclability and dismantling friendliness in conjunction with long-lasting and adaptable structures with the aim of closing or slowing down material cycles.	-	Yes	Yes	Yes
Risks to health and local environment	Assessment of the choice and use of building products with the aim of excluding or reducing the quantity of building products that, due to the toxins or pollutants they contain or release, present a hazard to groundwater, surface water, soil and outdoor air and could impact on the health of the people working with these products, building users and visitors, as well as local residents, or pollute the air inside the building.	-	Yes	Yes	Yes
Accessibility	Assessment for newly built buildings (new buildings) that involves assessing the degree of accessibility on the premises, at the entrances to the building, in the public traffic areas and selected areas of use with the aim of ensuring the independence and inclusion of people with mobility restrictions.	-	Yes	Yes	Yes

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Criteria	Description	Additional requirements for assessment systems	Part of the minimum requirements of the criteria for QNG Certification type		
			KN21	WN21	WG23
Creation of the conditions for management	Assessment of the type and scope of the conditions created for ensuring optimal use and management of the building while in operation with the aim of supporting the process of recording, evaluating and continuously improving operating and utilisation parameters.	The assessment system has to evaluate the existence of a <ul style="list-style-type: none"> • Service and maintenance plan • Measurement concept for buildings with more than 5 residential units 	Yes No	Yes Yes	Yes Yes
Space efficiency	Assessment of the quality of the floor plan with regard to the extent to which built space is used to meet accommodation or construction requirements on the basis of area parameters with the aim of ensuring efficient use of developed areas.	-	Yes	Yes	Yes
Fulfilment of user requirements	Assessment of the fulfilment of specific (1) usage requirements to ensure a high level of user satisfaction. <i>(1) the specific usage requirements have to be defined based on type of use</i>	-	Yes	Yes	Yes
Thermal comfort	Assessment of the thermal comfort in summer with the aim of ensuring health, performance and user-friendliness.	-	Yes	Yes	Yes

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Criteria	Description	Additional requirements for assessment systems	Part of the minimum requirements of the criteria for QNG Certification type		
			KN21	WN21	WG23
Visual comfort	Assessment of the type and quality of the provision of daylight and artificial light as well as conditions for looking outside with the aim of ensuring health and performance.	-	Yes	Yes	Yes
Sound insulation	Assessment of the protection provided against the unwanted effects of sound with the aim of ensuring health, performance, user satisfaction, privacy and discretion.	-	Yes	Yes	Yes
Sustainable procurement	Assessment of the process of selecting and procuring products and services, taking into account compliance with social and environmental standards in the supply chains with the aim of complying with human rights, occupational health and safety, protecting the environment and conserving natural resources.	The assessment system must, as a minimum, assess the use of wood and wood products from sustainable forestry.	Yes	Yes	Yes
Life cycle costs	Assessment of selected costs within the life cycle with the aim of ensuring economically efficient use of financial resources.	-	Yes	Yes	Yes
Quality of the project preparation	Assessment of the process for identifying the needs of developers and users to increase user satisfaction and improve the construction process.	-	Yes	Yes	Yes

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Criteria	Description	Additional requirements for assessment systems	Part of the minimum requirements of the criteria for QNG Certification type		
			KN21	WN21	WG23
Quality control of the construction work	Assessment of the performance of inspection and test procedures for confirming the achievement of planning objectives and that the building is free of defects.	-	Yes	Yes	Yes
Stock analysis	In the case of complete refurbishments, assessment of the performance of a systematic inventory with regard to the geometry, structural design and building materials, technical building equipment, building and usage history and exposure, as well as the performance of a structural, energy, pollutant, damp and salinity survey.	Applies to buildings with more than 5 residential units.	-	-	Yes
Dismantling measures	In the case of complete refurbishments, assessment of the planning of (partial) dismantling measures and their implementation with regard to the logistics concept, an analysis of the susceptibility to vibrations, consideration of environmental/local pollution, handling of construction waste and contaminated materials, schedule, dismantling methods, responsibilities and qualifications of those involved.	Applies to buildings with more than 5 residential units.	-	-	Yes

Table 1: QNG Criteria list for residential buildings

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1.2. QNG Criteria list for non-residential buildings

Criteria	Description	Additional requirements for assessment systems	Part of the minimum requirements of the criteria for QNG Certification type		
			BN/BK22	UN/UK22	NW23
Land use	Assessment of the amount of land used with the aim of reducing land use, preventing urban sprawl, limiting additional soil sealing and utilising opportunities for soil unsealing.	-	Yes	Yes	Yes
Use of resources and impact on the global environment	Assessment of the natural resources used and of the building's impact on the global environment over the study period with the aim of protecting natural resources and limiting negative impact on the global environment.	-	Yes	Yes	Yes
Flexibility and adaptability	Assessment of the building's ability to adapt to changing user needs and use conditions in order to maintain its usability or to ensure that it can continue to be leased or marketed.	-	Yes	Yes	Yes
Drinking water consumption during its life cycle	Assessment of the building's water demand over its life cycle with the aim of protecting natural resources.	-	Yes	Yes	Yes
Recyclability and dismantling friendliness	Assessment of the building's recyclability and dismantling friendliness in conjunction with long-lasting and adaptable structures with the aim of closing or slowing down material cycles.	-	Yes	Yes	Yes

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Criteria	Description	Additional requirements for assessment systems	Part of the minimum requirements of the criteria for QNG Certification type		
			BN/BK22	UN/UK22	NW23
Risks to health and local environment	Assessment of the choice and use of building products with the aim of excluding or reducing the quantity of building products that, due to the toxins or pollutants they contain or release, present a hazard to groundwater, surface water, soil and outdoor air and could impact on the health of the people working with these products, building users and visitors, as well as local residents, or pollute the air inside the building.	-	Yes	Yes	Yes
Accessibility	Assessment of the degree of accessibility on the premises, at the entrances to the building, in the public traffic areas and selected areas of use with the aim of ensuring the independence and inclusion of people with mobility restrictions.	-	Yes	No	Yes
Creation of the conditions for management	Assessment of the type and scope of the conditions created for ensuring optimal use and management of the building while in operation with the aim of supporting the process of recording, evaluating and continuously improving operating and utilisation parameters.	The assessment system has to evaluate the existence of a	Yes	Yes	Yes
		<ul style="list-style-type: none"> • Service and maintenance plan • Measurement concept 	Yes	Yes	Yes

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Criteria	Description	Additional requirements for assessment systems	Part of the minimum requirements of the criteria for QNG Certification type		
			BN/BK22	UN/UK22	NW23
Space efficiency	Assessment of the quality of the floor plan with regard to the extent to which built space is used to meet accommodation or construction requirements on the basis of area parameters with the aim of ensuring efficient use of developed areas.	Requirement does not apply to educational and social buildings.	Yes	No	Yes
Fulfilment of user requirements	Assessment of the fulfilment of specific (1) usage requirements to ensure a high level of user satisfaction. <i>(1) the specific usage requirements have to be defined based on type of use</i>	-	Yes	Yes	Yes
Thermal comfort	Assessment of the thermal comfort in summer with the aim of ensuring health, performance and user-friendliness.	-	Yes	Yes	Yes
Visual comfort	Assessment of the type and quality of the provision of daylight and artificial light as well as conditions for looking outside with the aim of ensuring health and performance.	-	Yes	Yes	Yes

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Criteria	Description	Additional requirements for assessment systems	Part of the minimum requirements of the criteria for QNG Certification type		
			BN/BK22	UN/UK22	NW23
Sustainable procurement	Assessment of the process of selecting and procuring products and services, taking into account compliance with social and environmental standards in the supply chains with the aim of complying with human rights, occupational health and safety, protecting the environment and conserving natural resources.	The assessment system must, as a minimum, assess the use of wood and wood products from sustainable forestry.	Yes	Yes	Yes
Life cycle costs	Assessment of selected costs within the life cycle with the aim of ensuring economically efficient use of financial resources.	-	Yes	Yes	Yes
Quality of the project preparation	Assessment of the process for identifying the needs of developers and users to increase user satisfaction and improve the construction process including conceptual approaches to giving consideration to sufficiency aspects (e.g. regarding capacity utilisation, intensity of use, multiple use etc.).	-	Yes	Yes	Yes
Quality control of the construction work	Assessment of the performance of inspection and test procedures for confirming the achievement of planning objectives and that the building is free of defects.	-	Yes	Yes	Yes

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Criteria	Description	Additional requirements for assessment systems	Part of the minimum requirements of the criteria for QNG Certification type		
			BN/BK22	UN/UK22	NW23
Stock analysis	In the case of complete refurbishments, assessment of the performance of a systematic inventory with regard to the geometry, structural design and building materials, technical building equipment, building and usage history and exposure, as well as the performance of a structural, energy, pollutant, damp and salinity survey.	-	only BK22	only UK22	Yes
Dismantling measures	In the case of complete refurbishments, assessment of the planning of (partial) dismantling measures and their implementation with regard to the logistics concept, an analysis of the susceptibility to vibrations, consideration of environmental/local pollution, handling of construction waste and contaminated materials, schedule, dismantling methods, responsibilities and qualifications of those involved.	-	only BK22	only UK22	Yes

Table 2: QNG Criteria list for non-residential buildings

2. Changes made to the previous version

Date	Page	Change
19.07.2024	All	Updating of the QNG logo