



ISG

ISG · 2026 EDITION

Sustainability *Certifications* Overview

*LEED v5 · WELL v2 · WELL Health & Safety · WiredScore ·
SmartScore*

INTEGRATIVE SUSTAINABILITY GROUP
ABU DHABI · DUBAI · RIYADH · LONDON

2026

About this overview

ISG delivers sustainability certifications across 20+ countries, including LEED, WELL, Estidama, BREEAM, GSAS, WiredScore, and SmartScore. This overview provides a concise introduction to the certifications most requested by our clients in commercial interiors, office buildings, and mixed-use developments.

It is written for developers, architects, project managers, and facility operators who want a clear understanding of each certification's scope, process, and business value before engaging a consultant.

PUBLISHED

April 2026

GEOGRAPHY

Global

CERTIFICATIONS

5 covered

PROJECTS DELIVERED

350+

CERTIFICATIONS WE DELIVER



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SECTION ONE



01

LEED v5
Interior Design +
Construction

*The world's most widely used green building rating system —
now restructured around three impact areas.*

LEED v5 – what changed

L launched in April 2025 by the U.S. Green Building Council (USGBC), LEED v5 is the most significant rewrite of the rating system in over a decade. Every credit is now mapped to one of three impact areas, and four new mandatory prerequisites raise the bar for all projects seeking certification.

Three impact areas

Decarbonization accounts for roughly 50% of available points, reflecting the global urgency of carbon reduction. **Quality of Life** (roughly 25%) addresses occupant health, comfort, and equity. **Ecological Conservation and Restoration** (roughly 25%) covers biodiversity, water, and land use.

New prerequisites

All LEED v5 projects must now complete four mandatory prerequisites regardless of certification level: **Carbon Assessment, Climate Resilience Assessment, Human Impact Assessment, and Tenant Guidelines**. The energy baseline has been updated to **ASHRAE 90.1-2022**.

Certification levels

LEED v5 offers 110 possible points across all credits.

<p><i>Certified</i></p> <p>40 – 49 points</p>	<p><i>Silver</i></p> <p>50 – 59 points</p>	<p><i>Gold</i></p> <p>60 – 79 points</p>	<p><i>Platinum</i></p> <p>80+ points</p>
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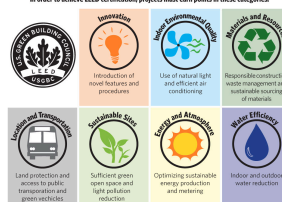
PLATINUM IN V5

Platinum now requires 100% renewable energy and a minimum 20% embodied carbon reduction against baseline. This is a significant step up from v4.1.



LEED CERTIFICATION REQUIREMENTS

In order to achieve LEED certification, projects must earn points in these categories:



Certification process

01

Registration

Register the project on LEED Online and select the appropriate rating system and credit categories.

02

Documentation

Prepare and upload all required documentation, calculations, and narrative descriptions for targeted credits.

03

Design Review (optional)

Submit design-phase credits for preliminary review. This provides early feedback and reduces risk at final review.

04

Construction Review

Submit construction-phase credits once the project is complete. GBCI conducts a thorough review of all documentation.

05

Certification

Upon successful review, the project receives its LEED certification level based on total points achieved.

Why LEED

Reduced expenses

Certified buildings deliver measurable energy and water savings that compound over the asset lifecycle.

Environmental leadership

Reduced carbon emissions, construction waste, and water consumption demonstrate corporate responsibility.

Improved indoor environment

Enhanced air quality, daylight access, and thermal comfort improve occupant health and productivity.

Increased asset value

Certified commercial buildings in the UAE command a 33% rent premium and fill faster than non-certified stock.

WELL v2 Building Standard

*The global benchmark for health and well-being in buildings
— 10 concepts covering everything from air quality to mental
health.*

02

Health-focused certification

WELL was introduced by Delos and is administered by the International WELL Building Institute (IWBI). It is the first building standard focused exclusively on human health and comfort in the built environment, evaluating design, operations, and policies that affect occupant well-being.

Certification levels

Bronze

40 points

Silver

50 points

Gold

60 points

Platinum

80 points

The 10 WELL Concepts

01

Air

Indoor air quality and pollution reduction

02

Water

Safe, clean water access and filtration

03

Nourishment

Healthy food access and eating culture

04

Light

Circadian lighting and glare control

05

Movement

Active design and fitness integration

06

Thermal Comfort

Temperature control and occupant satisfaction

07

Sound

Acoustic comfort and noise reduction

08

Materials

Hazardous material reduction and transparency

09

Mind

Cognitive and emotional health support

10

Community

Social equity, civic engagement, accessibility



Certification process

01

Registration

Register the project on the WELL Online platform and define the project scope and boundary.

02

Documentation Requirements

Prepare design documentation, operational policies, and evidence of compliance for targeted features.

03

Performance Verification

On-site performance testing by a WELL Performance Testing Agent verifies air quality, water quality, lighting, and acoustic measurements.

04

Certification

IWBI reviews all documentation and performance test results. Upon approval, the project receives its WELL certification level.

05

Recertification

WELL certification requires recertification every three years, ensuring ongoing performance and occupant health.

Why WELL

Operational savings

Optimized systems deliver reduced energy and water consumption alongside lower maintenance costs.

Competitive advantage

WELL-certified spaces attract and retain talent, differentiating the project in a competitive leasing market.

Improved occupant health

Enhanced air quality, daylight, biophilia, and thermal comfort reduce absenteeism and increase productivity.

Environmental impact

Resource conservation and responsible material selection contribute to broader sustainability goals.



WELL Health & Safety

03

A streamlined rating for organizations that want to demonstrate commitment to occupant health and safety.

Operational health and safety

The WELL Health–Safety Rating helps organizations put health and safety protocols in place across their facilities. Administered by IWBI, it is designed for workplace leaders, building owners, and operators who want a third-party validated framework for protecting occupants.

The rating requires organizations to achieve **15 or more points** across multiple themes, demonstrating a comprehensive approach to health and safety rather than isolated measures.

Six action areas

- 1 Cleaning and Sanitization Procedures
- 2 Emergency Preparedness Programs
- 3 Health Service Resources
- 4 Air and Water Quality Management
- 5 Stakeholder Engagement and Communication
- 6 Innovation

Benefits

Trust and confidence

Third-party validation builds occupant and visitor trust in your facility's health and safety commitment.

Enhanced health and safety

Systematic protocols reduce health risks and create a safer environment for all building users.

Regulatory compliance

Aligns with and often exceeds local health and safety regulatory requirements across jurisdictions.

Productivity and morale

Healthier environments reduce absenteeism and improve employee satisfaction and retention.

WiredScore & SmartScore

04

Digital connectivity and smart building technology certifications — ensuring buildings are ready for the future of work.

Digital-ready buildings

WiredScore evaluates digital connectivity infrastructure, while SmartScore evaluates smart building technology implementation and user experience. Both certifications are from WiredScore Ltd. and are increasingly expected in Class A commercial developments across the Gulf.

WiredScore

WiredScore rates a building's internet connectivity, mobile coverage, and network resilience. It evaluates the physical infrastructure — fibre diversity, riser capacity, network room quality, and mobile signal strength — that determines how well a building supports digital operations.

Certified

Silver

Gold

Platinum

SmartScore

SmartScore rates a building's technology intelligence across five categories: **user functionality** (tenant-facing apps and services), **building optimization** (energy, maintenance, space utilization), **sustainability** (data-driven environmental performance), **resilience** (cybersecurity and system redundancy), and **health** (occupant wellness technology).

Certified

Silver

Gold

Platinum

MARKET TREND

WiredScore and SmartScore are rapidly becoming a requirement for Class A office space in Gulf markets. Tenants — particularly multinational corporates and financial institutions — now include digital connectivity certification in their leasing requirements.



OUR CLIENTS

Trusted by leading developers

ISG has delivered certifications for some of the most prominent developers, asset managers, and institutions across the Gulf and beyond.



ISG TRACK RECORD

350+

*certified projects delivered
across the Gulf and beyond*

ISG has delivered LEED, WELL, Estidama, BREEAM, GSAS, WiredScore, and SmartScore certifications across the UAE, Saudi Arabia, Qatar, Bahrain, and the United Kingdom. Our team manages the full certification lifecycle — from registration and credit strategy through documentation, submission, and successful certification — so our clients can focus on building.

Our certifications process

01

Registration

Formal project registration on the relevant certification platform. ISG handles all administrative setup including scope definition, boundary mapping, and rating system selection. Typical duration: 1–2 weeks.

02

Documentation Preparation

Gathering and preparing all required documentation, calculations, drawings, and narrative descriptions. ISG coordinates with the design team, contractor, and MEP engineers to compile a complete submission package. Typical duration: 4–8 weeks.

03

Documentation Review

ISG conducts an internal review for completeness, accuracy, and compliance before submission. Any gaps or inconsistencies are resolved at this stage. Typical duration: 2–3 weeks.

04

Re-submission & Final Review

Address feedback from the certification body, prepare revised documentation, and submit for final review. ISG manages all communication with the review team. Duration varies by certification body response time.

05

Certification

The project is awarded certification upon successful review. ISG delivers the final certificate, plaque specifications, and any marketing guidelines for the certification mark.

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ISG RECOMMENDATION

Engage the sustainability consultant at concept design. Early integration reduces costs, avoids retrofits, and maximizes the points achievable within your budget.

READY WHEN YOU ARE

Let's *certify* your project.

ISG has delivered 350+ certified projects across the UAE, Saudi Arabia, Qatar, and the UK. We help you choose the right certification, manage the process end to end, and maximize return on investment.

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