Buildings

Low-carbon buildings

- Energy Efficiency in Buildings
- Green Building Certification
- Affordable & Social Green Housing

Energy Efficiency in Buildings

Source Metadata

Field	Value
source	cbi
source_version	CBI Taxonomy (current)
source_id	CBI-BLD-001
cbi_sector	Buildings
bond_eligible	Y
mitigation	Y
adaptation	N
last_checked	2026-05-26

CBI Sector Criteria

CBI Buildings Criteria define eligibility based on building energy performance. New buildings must achieve energy performance in the top 15% of their local market to qualify. Existing building retrofits must demonstrate a 30% or greater reduction in carbon emissions or energy intensity. The criteria use a trajectory approach, with performance thresholds tightening over time to align with net-zero pathways for the building sector by 2050.

Eligible Activities & Assets

Eligible assets include: high-performance new commercial and residential buildings; deep energy retrofits of existing buildings (envelope, HVAC, lighting); building electrification projects replacing fossil fuel heating with heat pumps; district heating and cooling system connections; building energy management systems (BEMS) and smart building controls; insulation and fenestration upgrades; and on-site renewable energy generation integrated into building design.

Certification Process

Verifiers assess building energy performance certificates (EPCs) or equivalent ratings. Pre-issuance assessment includes energy modeling, design specifications, and baseline energy performance data for retrofits. Post-issuance monitoring requires actual energy consumption data demonstrating that performance targets are met.

Building certification schemes (LEED, BREEAM, EDGE) provide supporting evidence but do not substitute for CBI-specific performance thresholds.

LATAM Market Context

Buildings sector green bonds in LATAM primarily finance commercial real estate meeting green building standards. Mexico's FIRA and Banobras have issued green bonds with building efficiency components. Colombia's Bancolombia and Davivienda have included green building loans in their green bond portfolios. The region's rapid urbanization creates substantial demand for energy-efficient building investment.

Colombia Green Finance Taxonomy Alignment

The TVC includes building energy efficiency as a priority eligible activity. Colombia's Resolución 549 de 2015 establishes national building energy efficiency standards, and the EDGE certification program (supported by IFC) is widely adopted. CBI criteria complement Colombian building codes by providing an international certification layer that attracts foreign green bond investors.

Cleantech Taxonomy Crosswalk

Maps to Cleantech Taxonomy sector BU (Buildings) — specifically BU-EE (Energy Efficiency). Cross-references to ES (Energy) for on-site renewable energy and district energy, IC (ICT) for smart building systems, and XS (Cross-Sectoral) for urban sustainability planning.

Green Building Certification

Source Metadata

Field	Value
source	cbi
source_version	CBI Taxonomy (current)
source_id	CBI-BLD-002
cbi_sector	Buildings
bond_eligible	Y
mitigation	Y
adaptation	N
last_checked	2026-05-26

CBI Sector Criteria

CBI recognizes third-party green building certification schemes as proxy evidence for meeting building sector criteria, provided the certification level corresponds to top-15% energy performance. CBI maintains a list of recognized certification schemes and the minimum certification levels that satisfy its criteria. This proxy approach streamlines verification for large portfolios of green-certified buildings, reducing the need for individual building-level energy assessment.

Eligible Activities & Assets

Eligible assets include: buildings certified at qualifying levels under LEED (Gold or Platinum); BREEAM (Excellent or Outstanding); EDGE (certified, with 20%+ improvement over baseline); Green Star (5 or 6 Star); NABERS (5 or 6 Star); DGNB (Gold or Platinum); and equivalent national green building certification programs recognized by CBI. Portfolios of certified buildings can be aggregated in a single bond issuance for efficiency.

Certification Process

Verifiers confirm building certification levels and their correspondence to CBI-recognized thresholds. Pre-issuance assessment reviews the green building certification documentation and confirms that the certification level meets CBI proxy requirements. Post-issuance monitoring requires maintenance of certification status throughout the bond term. If certification lapses, the building may need individual energy performance assessment to maintain CBI compliance.

LATAM Market Context

Green building certification is growing rapidly across LATAM, with LEED and EDGE as the most commonly adopted standards. Colombia has the highest concentration of LEED-certified buildings per capita in LATAM. Brazil, Mexico, Chile, and Argentina also have substantial certified building portfolios. The EDGE program, developed by IFC, is particularly popular for residential and hospitality projects across the region.

Colombia Green Finance Taxonomy Alignment

The TVC recognizes green building certification as evidence of compliance with its substantial contribution criteria for buildings. Colombia's Consejo Colombiano de Construcción Sostenible (CCCS) promotes LEED, EDGE, and CASA Colombia certifications. The national building code (NSR-10) and energy efficiency resolution create a regulatory foundation that supports both CBI and TVC compliance for certified buildings.

Cleantech Taxonomy Crosswalk

Maps to Cleantech Taxonomy sector BU (Buildings) — specifically BU-GC (Green Certification). Cross-references to BU-EE (Energy Efficiency) for performance-based assessments and to XS (Cross-Sectoral) for urban sustainable development standards.

Affordable & Social Green Housing

Source Metadata

Field	Value
source	cbi
source_version	CBI Taxonomy (current)
source_id	CBI-BLD-003
cbi_sector	Buildings
bond_eligible	Y
mitigation	Y
adaptation	Y
last_checked	2026-05-26

CBI Sector Criteria

CBI Buildings Criteria apply equally to affordable and social housing, with the same performance thresholds. However, CBI recognizes the critical intersection of climate and social objectives in affordable housing. Green affordable housing projects that meet the top-15% energy performance threshold (or 30% retrofit improvement) qualify for certification while delivering social co-benefits. CBI has advocated for policies that integrate green standards into social housing programs.

Eligible Activities & Assets

Eligible assets include: energy-efficient social housing construction meeting performance thresholds; affordable housing retrofits achieving 30%+ energy reduction; community-scale renewable energy systems for social housing developments; green mortgage programs for low-income homebuyers purchasing certified homes; passive house and net-zero energy affordable housing; climate-resilient social housing designed for flood, heat, or seismic exposure zones; and mixed-use developments combining affordable housing with green commercial space.

Certification Process

Verifiers apply the same energy performance criteria as for market-rate buildings. Pre-issuance assessment includes energy modeling, social housing program documentation, and beneficiary targeting criteria. Post-issuance monitoring requires energy consumption data and social impact reporting (units delivered, beneficiary demographics). Combined green-social bond frameworks (sustainability bonds) can be certified under CBI when the green component meets sector criteria.

LATAM Market Context

Affordable housing is LATAM's largest building sector investment need, with an estimated deficit of 23 million housing units. Colombia's Vivienda de Interés Social (VIS) program, Brazil's Minha Casa Minha Vida, and Mexico's INFONAVIT green mortgage program have incorporated green building standards. Green bonds financing affordable housing portfolios are emerging, often structured as sustainability bonds combining climate and social criteria.

Colombia Green Finance Taxonomy Alignment

The TVC includes energy-efficient affordable housing as an eligible activity, recognizing the dual climate-social objective. Colombia's VIS and VIP (Vivienda de Interés Prioritario) programs are increasingly incorporating EDGE certification requirements. Bancolombia and Davivienda have included green affordable housing loans in their green bond portfolios, demonstrating TVC-CBI alignment in practice.

Cleantech Taxonomy Crosswalk

Maps to Cleantech Taxonomy sector BU (Buildings) — specifically BU-AH (Affordable Housing). Cross-references to BU-EE (Energy Efficiency) for performance criteria, BU-GC (Green Certification) for certification standards, and XS (Cross-Sectoral) for social-climate co-benefit integration.