What is EDGE certification?

EDGE (Excellence in Design for Greater Efficiencies) is a green building certification created by the International Finance Corporation (IFC), a member of the World Bank Group. It measures a building's savings in energy, water and embodied carbon in materials against a local baseline.

20%
minimum saving required in each of energy, water and embodied carbon in materials

≤ 3%
extra construction cost to meet the standard in South African pilot projects; it varies with each design

US$100bn+
of green real estate investment and certification enabled by EDGE by July 2025

01 — WHY CERTIFY

- Lower utility bills for owners and tenants
- Qualifies for IFC-funded green finance
- Less solar, battery or generator capacity to buy
- Verified savings for ESG and climate reporting

02 — THREE RATING LEVELS

20%
EDGE Certified
Savings in energy, water and embodied carbon. Preliminary and final stages; no renewal.

40%
EDGE Advanced
Certified, plus 40% or more on-site energy savings. Zero-carbon ready.

100%
Zero Carbon
Advanced, plus 100% renewables or offsets. Renewed every 2–4 years.

03 — TWO CERTIFICATES, FOUR STEPS

01
Design
Register, model in the EDGE app, document measures.

02
Design audit
EDGE Auditor reviews; certifier issues the preliminary certificate.

03
Construction
Measures built as specified; evidence collected.

04
Site audit
Auditor inspects; certifier issues the final certificate.

04 — HOW PJC + PARTNERS HELPS

Our certified IFC EDGE Experts set targets early, find the lowest-cost measures in the EDGE app, test them with energy and daylight modelling, and prepare both submissions.

The EDGE Auditor is appointed, either through PJC or independently by the Client. To start, share the building type, location and stage.

Sources: IFC Sustainable Buildings Finance Reference Guide, 2025; edgebuildings.com; GBCSA, ASAQS and University of Pretoria, 2025.

Start with an EDGE screening of your project

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Start a project →