

Part 1 – Building Certification Guidance Addendum: **EDGE Homes – Tract Housing**

In January 2025, the IFC-EDGE program launched a portfolio-based certification for commercial buildings to standardize audits and speed up documentation review. In response to client demand, a new *EDGE Homes – Tract Housing* process is developed for preliminary and final certifications. This program is subject to ongoing feedback and updates.



To qualify for this certification, all the home units must be part of the same project, reviewed by the same auditor and use the EDGE App V3.1 onwards. These homes can be grouped based on the following characteristics:

- Age category of the units
- Homes Subtypology and EDGE Version
- Home Unit Typology
- Building fabric performance, including aspects like building envelope and glazing specifications
- Technical building systems performance, such as HVAC efficiencies and distribution systems
- The EDGE efficiency measures claimed.

Full cluster grouping criteria is provided in *Annex 1: Grouping Logic for Residential Units*.

Exclusions:

- A project (development) cannot apply for *EDGE Homes – Tract Housing* when the typology is other than Homes, i.e. individual home units.

If the project is eligible, the process for *EDGE Homes – Tract Housing* certification is indicated in Figure 1.

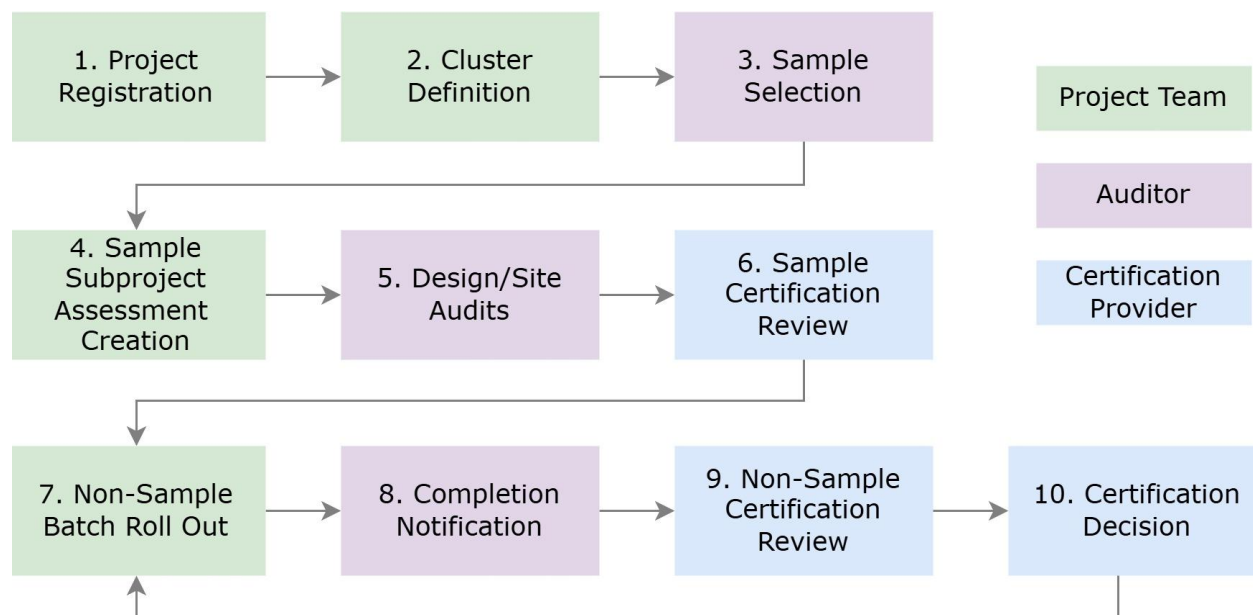


Figure 1. *EDGE for Homes – Tract Housing Workflow.*

Step-by-step process

1. Project Registration:

- The *project team* submits a list of all home units in the same project¹ intended for certification to the *certification provider*, capped at 1000 units per cluster.
- The *project team* informs the *certification provider* of the selected *auditor*.
- At this point, the owner or owner's representative shall sign the Certification Agreement in *Annex 3: Confirmation of Adherence to Specifications and Standards for EDGE Homes*.

¹ If *all* home units do not share the same city from the list available in the app, IFC approval is required.

Organizations that act as the “Owner” must be responsible for the development of the homes and be prepared to provide evidence.

- d. This 'registration' does not refer to the registration of projects in the EDGE App, but to the *EDGE Homes - Tract Housing* program. It involves submitting a list of all the units to the *certification provider*, as not all units will be created on the EDGE App simultaneously.

2. Cluster Definition:

- a. The *project team* divides all home units intended for certification into clusters of Homes with similar characteristics, following *Annex 1: Grouping Logic for Residential Units*. This means that different shape and sizes of Homes can be clustered together if they meet the criteria.

3. Sample Selection:

- a. The auditor selects a representative sample of units from each cluster to be fully audited. For multiple Typologies of units, the square root plus one of the total units per cluster shall be audited. Each cluster is modeled as a separate subproject and unit typologies shall be grouped according to *Annex 1: Grouping Logic for Residential Units*. The units with the expected worst-case base conditions shall be part of these sample units. E.g., homes with the lowest water pressure or a considerably worse orientation. Exceptions apply and, in all cases, approval from the IFC is required.

4. Sample Subproject Assessment Creation:

- a. The *project team* creates one EDGE subproject for the total of the sample Home units for each cluster, as selected by the auditor in the previous step, in the EDGE App. At this stage, it is also required to upload documentation for the Design Tab and each measure claimed, in line with the guidelines. The project team must observe the *Minimum Water Fixtures for Residential Units in Part 1 Building Certification Guidance*.
- b. The *certification provider* assigns the appointed auditor to each subproject in the EDGE App.
- c. The *project team* submits documentation from each **sample subproject** to the *auditor* on the EDGE App for audit, using the “single typology” option in the Building Data section. This initiates the design audit.

5. Design/Site Audits

- a. The *auditor* performs design/on-site audits for sample units for each sample subproject according to *Annex 2: Auditing options for sample or non-sample units*.
- b. The *auditor* checks that all samples have the same measure selection.

6. Sample Certification Review

- a. If the *auditor* finds no obvious non-conformities or non-compliances during the audit, the auditor submits the subprojects to the *certification provider* for review on the EDGE App.
- b. The *certification provider* completes a review of the sample subprojects in the EDGE App.
- c. For each cluster, the *certification provider* confirms that the sample subproject has been approved.
- d. If any of the sample subprojects fails to achieve certification, all non-sampled units in that cluster will fail to achieve certification.

7. Non-Sample Batch Roll Out

- a. The *certification provider* notifies the *project team* that they may create non-sample assessments as needed, based on the approved sample subprojects.
- b. The *project team* creates the non-sampled assessments in the EDGE App, using the Save As function With Documents, modifying only the subtypology information in the Design Tab and EEM01 Window-to-Wall Ratio.
- c. The *project team* notifies the *auditor* through **email** when the non-sample assessments have been created according to the initial list of units registered with the *certification provider*, without submitting for audit on the App. (Status on app: **"Project Registered"**)
- d. In this process, the *project team* coordinates via **email** with the *auditor* to deliver the supporting documentation that accompanies the completion notification of the non-samples in the next step.
- e. The supporting documentation includes, but is not limited to, an on-site audit through an auditor's representative. This representative shall be an individual free of conflict of interest with the demonstrable technical competences to carry out the audit. An official notification via email of who is going to be the designated auditor representative is mandatory, though this information can be updated throughout the 12-month period.
- f. Non-sample units are subject to audit as defined in *Annex 2: Auditing options for sample or non-sample units*.

8. Completion Notification

- a. The *project team* has updated the non-sample assessments with construction completion evidence as required by the auditor.
- b. The auditor carries out an appropriate auditing method according to *Annex 2: Auditing options for sample or non-sample units*.

- c. The *auditor* notifies the *certification provider* through **email** when assessments have been created and updated according to the initial list of units registered with the *certification provider*, without submitting for audit on the App. (Status on app: “**Project Registered**”)

9. Non-Sample Certification Review

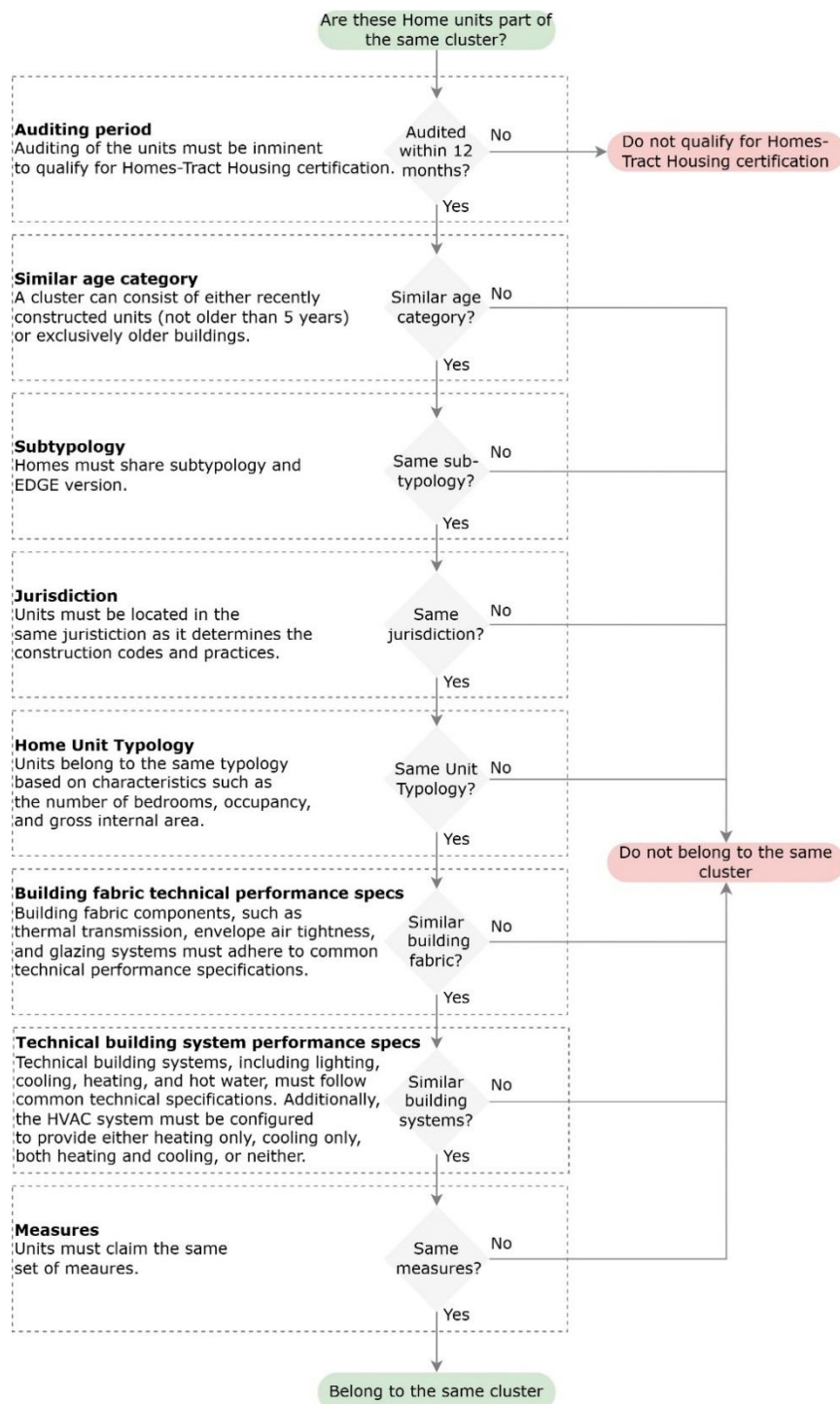
- a. The *certification provider* reviews updated sections of the non-sample assessments in the EDGE App.
- b. This non-sample certification process does not involve any changes in certification status on the EDGE App, even if assessments on the EDGE App are not locked for review.
- c. If a non-sample assessment fails to achieve the standard required for certification, then those units will not be certified under EDGE Homes – Tract Housing. They can, however, be re-registered and certified in the future through a regular certification process. Units that are not certified during the 12-month period can start the process again or pursue the EDGE Homes certification individually.
- d. The *certification provider* reserves the right to verify the validity of the claims and request on-site audits as needed.

10. Certification Decision

- a. Following the complete review of the cluster, the *certification provider* issues electronic certificates in the EDGE App for each approved unit, using the Certify through Reference function.

Examples: See *Annex 4: Example* for an illustrative example on the certification workflow.

Annex 1: Grouping Logic for Residential Units.



Requirements: For home typology grouping, refer to *Part 1 Building Certification Guidance - Annex 1: Grouping Logic for Residential Units*

Annex 2: Auditing options for sample or non-sample units

	Sample Unit	Non-sample Unit
Scope	Full audit as per the latest Auditor's guidance on the square root plus one of the total units per cluster.	<p>Confirm that all units in the batch are completed and ready for delivery, and</p> <p>Carry out water flow tests for mandatory water measures on the square root plus one of the total units per batch.</p>
Auditor	On-site audit	Virtual or on-site audit
Auditor's representative	N/A	On-site audit

Important: If the auditor is replaced mid-cycle, the new auditor must do at least one onsite audit before accepting any remaining virtual audits.

Annex 3: Confirmation of Adherence to Specifications and Standards for EDGE Homes

[Owner/Owner's Representative Name]

[Owner's Address]

[City, State, ZIP Code]

[Email Address for Contact]

[Phone Number for Contact]

[Date]

[Certification Provider's Name]

[Certification Provider's Address]

[City, State, ZIP Code]

Dear [Certification Provider's Name],

I, [Your Name], as the [Owner/Owner's representative], am writing to confirm that all the home units intended for certification under the EDGE Homes – Tract Housing program under the cluster [Cluster Name and Number] are being constructed and maintained in strict adherence to the same specifications and standards as the audited houses.

We have ensured that the following criteria are consistently met across all units:

- 1. **Age Category of the Units:** All units fall within the same age category as defined in the program scope, Annex 1: Grouping Logic for Residential Units.*
- 2. **Jurisdiction:** All units are located within the same jurisdiction, ensuring compliance with local regulations and standards.*
- 3. **Home Unit Typology:** The home units belong to the same home unit typology as indicated in Part 1 Building Certification Guidance - Annex 1: Grouping Logic for Residential Units .*
- 4. **Building Fabric Performance:** The building envelope and glazing specifications are uniform across all units, ensuring consistent thermal performance.*

5. Technical Building Systems Performance: HVAC efficiencies and distribution systems are standardized across all units.

6. EDGE Efficiency Measures: All claimed efficiency measures are implemented uniformly across all units.

We have meticulously followed the EDGE Homes – Tract Housing process as outlined, including the registration, cluster definition, sample selection, and subsequent steps to ensure compliance and consistency. We also understand that any unit that is not completed and audited during the 12-month period (marked from the first site visit), will not be eligible for certification under this cluster anymore. We understand we may pursue certification beyond that timeline through another cluster definition or using the traditional approach through EDGE Homes.

Please feel free to contact me if you require any further information or documentation to support this confirmation.

Thank you for your attention to this matter.

Sincerely,

[Owner/Owner's Representative Name]

[Owner/Owner's Representative's Title]

[Owner/Owner's Representative Name Company Name]

Note: Please customize the placeholders (e.g., [Your Name], [Certification Provider's Name]) with the appropriate information before sending the letter.

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Author: IFC EDGE Global Team (edge@ifc.org)



Annex 4: Example

	Cluster A	Cluster B	Cluster C	Cluster D	Remaining units for certification	Sub-projects created	Comments
Total units per cluster	200	300	300	200	1000		All clusters are below the 1000 limit.
Sample for Audit	15	18	18	15			The square root plus one of the total units per cluster.
1st batch of completed units	5	10	10	15			Only Cluster D has enough samples available.
2nd batch of completed units	12	10	8	1			The sum of the 1st and 2nd batch achieves the minimum sample units for all clusters.
Total sample for audit	17	20	18	16	929	4	Select the sample for audit at random out of the completed units. If successful, the total sample is certified.
1st non sample batch	10	5	5	25	884	4	Four subprojects are created to certify a non-sample batch containing units from four clusters.
2nd non sample batch	50	2	0	10	822	3	Three subprojects are created to certify a non-sample batch containing units from three clusters.

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Changes log

Date	Version	Changes
April - 25 - 2025	1.0	Publication date