

INTERNATIONAL JOURNAL OF MULTIDISCIPLINARY FUTURISTIC DEVELOPMENT

Green Building Certifications: Impact on Sustainable Construction Practices

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Article Info

P-ISSN: 3051-3618

E-ISSN: 3051-3626

Volume: 06

Issue: 01

January - June 2025

Received: 01-04-2025

Accepted: 03-05-2025

Published: 30-05-2025

Page No: 65-72

Abstract

This review paper examines the profound impact of green building certifications on sustainable construction practices, highlighting their economic, environmental, and social implications. Green building certifications, such as LEED, BREEAM, and WELL, are crucial in promoting energy efficiency, water conservation, sustainable material selection, and waste reduction. Despite the initial costs and regulatory challenges, these certifications offer substantial long-term savings, enhance property values, and improve occupant health and well-being. The paper also explores the barriers to adoption, including financial constraints, regulatory issues, and lack of awareness. Technological advancements, such as Building Information Modeling (BIM), the Internet of Things (IoT), and renewable energy technologies, are identified as key enablers of green building practices. Future trends in green building certifications are predicted to focus on health and well-being, resilience, and circular economy principles. Policy recommendations include providing financial incentives, streamlining regulations, and investing in education and outreach to promote wider adoption. This comprehensive analysis underscores the importance of green building certifications in driving sustainable construction and creating resilient, healthy, and economically viable built environments.

DOI: <https://doi.org/10.54660/IJMFD.2025.6.1.65-72>

Keywords: Green Building Certifications, Sustainable Construction, Energy Efficiency, Environmental Sustainability, Economic Impact

1. Introduction

Sustainable construction practices have emerged as a crucial response to the growing environmental challenges the construction industry poses (Navaratnam *et al.*, 2022). These practices aim to reduce the negative impact of buildings on the environment and human health by focusing on energy efficiency, resource conservation, and sustainable materials. Sustainable construction not only addresses the immediate environmental footprint of a building but also considers its long-term effects throughout its lifecycle, from design and construction to operation and eventual demolition. As urbanization accelerates and the demand for buildings increases, integrating sustainability into construction practices becomes more critical (Iyer-Raniga, Huovila, & Erasmus, 2021).

The construction sector significantly contributes to environmental degradation, accounting for approximately 39% of global carbon emissions and consuming vast amounts of natural resources (Ahmed Ali, Ahmad, & Yusup, 2020). Traditional construction methods often lead to high levels of waste, energy consumption, and greenhouse gas emissions.

In contrast, sustainable construction aims to mitigate these impacts by incorporating principles of environmental stewardship, economic efficiency, and social responsibility. By prioritizing sustainable practices, the construction industry can significantly reduce its carbon footprint, conserve resources, and create healthier living and working environments (Bungau, Bungau, Prada, & Prada, 2022).

One of the most effective ways to promote sustainable construction is through green building certifications. These certifications serve as standardized benchmarks for assessing and recognizing the sustainability of buildings. They provide a framework for designing, constructing, and operating buildings in ways that enhance environmental performance. Green building certifications are awarded based on a building's compliance with specific criteria for energy efficiency, water usage, materials selection, indoor environmental quality, and site sustainability (Wei, Wargocki, Zirngibl, Bendžalová, & Mandin, 2020).

Several green building certification programs have gained prominence worldwide, each with its standards and evaluation criteria. The Leadership in Energy and Environmental Design (LEED) certification, developed by the U.S. Green Building Council (USGBC), is one of the most widely recognized and influential green building certification systems. LEED certification evaluates buildings based on various factors, including energy and water efficiency, sustainable site development, materials selection, and indoor environmental quality. Buildings can achieve levels of LEED certification, ranging from Certified to Platinum, based on their overall performance (Ali, Barakat, & Sharif, 2021).

Another notable certification is the Building Research Establishment Environmental Assessment Method (BREEAM), which originated in the United Kingdom. BREEAM assesses buildings on various sustainability criteria, including energy use, health and well-being, pollution, transportation, materials, waste, water, and ecology. BREEAM certification holistically evaluates a building's environmental performance and encourages continuous improvement through its flexible and adaptable framework (Leiringer, 2020). The WELL Building Standard is another prominent certification that focuses on the health and well-being of building occupants. Developed by the International WELL Building Institute (IWBI), WELL certification assesses buildings based on features that impact human health and wellness, such as air quality, water quality, nourishment, light, fitness, comfort, and mental well-being. By emphasizing the human-centric aspects of building design and operation, WELL certification complements other green building certifications and highlights environmental and human health interconnectedness (Fu, Wang, Sun, & Zhang, 2021; Walter, 2021).

This paper aims to explore the impact of green building certifications on sustainable construction practices. As the construction industry grapples with the urgent need to adopt more sustainable practices, understanding the role of certifications in driving this transformation is essential. Green building certifications provide a tangible and measurable way to assess and promote sustainability in the built environment. They incentivize developers, architects, and builders to prioritize sustainability and adopt innovative solutions that reduce environmental impact and enhance human well-being.

By examining the evolution of green building certifications,

this paper will shed light on their historical development, key features, and global adoption trends. It will explore how these certifications influence various aspects of environmental sustainability, such as energy efficiency, water conservation, material selection, and waste reduction. Additionally, the paper will delve into the economic and social implications of green building certifications, evaluating their cost-benefit dynamics, impact on property values, and contributions to occupant health and community development. Furthermore, the paper will address the challenges of green building certifications and future directions. Despite their significant benefits, adopting green building certifications is not without hurdles. Barriers such as high initial costs, regulatory complexities, and lack of awareness can impede their widespread implementation. The paper will discuss these challenges and propose potential solutions, including policy recommendations and technological advancements that can enhance the effectiveness and accessibility of green building certifications.

2. Evolution of Green Building Certifications

2.1. Historical Background

The origin and development of green building certifications trace back to the growing environmental awareness and the need for sustainable development practices in the late 20th century. The energy crises of the 1970s played a pivotal role in highlighting the unsustainable nature of traditional construction practices, which led to increased interest in energy efficiency and environmental conservation. During this period, building professionals and environmentalists began exploring ways to reduce energy consumption and minimize the environmental impact of buildings (Obiuto, Adebayo, Olajiga, & Clinton, 2023).

The concept of green building certifications formally took shape in the 1990s by establishing the first certification programs. The Building Research Establishment Environmental Assessment Method (BREEAM), launched in the United Kingdom in 1990, was the world's first green building certification system. BREEAM sets the foundation for future certifications by providing a comprehensive framework for evaluating the environmental performance of buildings. It encouraged sustainable practices by assessing various aspects of a building's design, construction, and operation (Ade & Rehm, 2020; Leiringer, Gottlieb, Fang, & Mo, 2022).

Following the introduction of BREEAM, other countries began developing their certification systems. In 1998, the U.S. Green Building Council (USGBC) introduced the Leadership in Energy and Environmental Design (LEED) certification, quickly becoming one of the most widely recognized and influential green building certification programs globally. LEED provided a structured approach to green building, focusing on energy efficiency, water conservation, sustainable site development, materials selection, and indoor environmental quality. Its success spurred the development of additional certification programs worldwide (Ismaeel, 2022).

2.2. Major Certification Programs

Several major green building certification programs have emerged, each with criteria and evaluation methods. BREEAM, as the pioneer, has continued to evolve, expanding its scope and incorporating new sustainability metrics. BREEAM assessments cover many factors,

including energy use, health and well-being, pollution, transportation, materials, waste, water, and ecology. The certification provides a holistic evaluation of a building's environmental performance and offers flexible standards that can be adapted to different building types and regional contexts.

LEED, developed by the USGBC, has promoted green building practices in the United States and beyond. LEED certification is based on a point system, where buildings earn points for meeting specific sustainability criteria. These criteria are organized into categories such as sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation in design (Chi, Lu, Ye, Bao, & Zhang, 2020). Depending on the total points achieved, buildings can earn different levels of certification: Certified, Silver, Gold, or Platinum. Over time, LEED has been continuously updated to reflect advancements in building technologies and practices, ensuring its relevance in a rapidly changing industry (Ade-Ojo, 2022; Ade & Rehm, 2020).

The WELL Building Standard, introduced by the International WELL Building Institute (IWBI) in 2014, focuses on the health and well-being of building occupants. WELL certification assesses buildings based on features that impact human health and wellness, such as air quality, water quality, nourishment, light, fitness, comfort, and mental well-being (Naser & AL-Mamoori, 2024). By prioritizing the human-centric aspects of building design and operation, WELL certification complements other green building certifications and highlights environmental and human health interconnectedness. Other notable certification programs include Australia's Green Star rating system, the Comprehensive Assessment System for Built Environment Efficiency (CASBEE) in Japan, and the Green Building Evaluation Label in China. These programs have been tailored to address regional environmental challenges and regulatory frameworks, contributing to the global diversity of green building certifications (Li, Feng, Liu, & Yang, 2023).

2.3. Global Adoption

The adoption of green building certifications has grown significantly over the past few decades, driven by increasing awareness of environmental issues, government incentives, and market demand for sustainable buildings. The global adoption rates of these certifications vary, reflecting regional differences in environmental priorities, economic conditions, and regulatory environments.

In North America, LEED certification has become dominant in the green building market. The United States and Canada have seen widespread adoption of LEED-certified buildings, supported by strong governmental policies, incentives, and a growing market demand for sustainable real estate. LEED's influence has extended beyond commercial buildings to include residential, educational, and healthcare facilities, demonstrating its versatility and broad appeal.

Europe has also witnessed substantial growth in green building certifications, with BREEAM leading the way. The United Kingdom, the Netherlands, and Germany have the highest number of BREEAM-certified buildings. European Union directives and national policies promoting energy efficiency and sustainability have further accelerated the region's adoption of green building certifications (Ikevuje, Anaba, & Iheanyichukwu, 2024b).

In Asia, the adoption of green building certifications has been

more varied. Countries like China, Japan, and Singapore have developed their certification programs, such as the Green Building Evaluation Label, CASBEE, and the Building and Construction Authority (BCA) Green Mark, respectively. These programs have gained traction in their respective countries, driven by government mandates and growing environmental consciousness. However, the adoption rates in other parts of Asia remain lower, influenced by economic disparities and varying levels of regulatory support (Lwin & Panuwatwanich, 2020). Australia's Green Star rating system has become a benchmark for sustainable construction in the region. The country's commitment to sustainability and the built environment has steadily increased Green Star-certified projects covering commercial, residential, and community buildings. Similarly, New Zealand has seen a rise in Green Star certifications, reflecting a broader regional trend towards sustainable building practices (Gui & Gou, 2020).

Despite these advancements, challenges to the global adoption of green building certifications remain. High initial costs, lack of awareness, and regulatory barriers can impede the widespread implementation of certification programs, particularly in developing countries. Addressing these challenges requires collaborative efforts from governments, industry stakeholders, and certification bodies to create supportive policies, raise awareness, and provide incentives for sustainable construction.

3. Impact on Environmental Sustainability

3.1. Energy Efficiency

Green building certifications have significantly contributed to promoting energy-efficient building designs and operations, addressing one of the most critical aspects of environmental sustainability. Energy consumption in buildings accounts for a substantial portion of global greenhouse gas emissions, primarily due to heating, cooling, lighting, and appliance use. Certification programs like LEED, BREEAM, and WELL prioritize energy efficiency as a core component of their evaluation criteria, encouraging the adoption of advanced technologies and best practices that reduce energy demand and enhance performance (Kwakye, Ekechukwu, & Ogundipe, 2024a; Obiuto, Olajiga, & Adebayo, 2024).

One of the primary ways these certifications promote energy efficiency is by integrating energy-efficient systems and technologies. This includes using high-performance HVAC (heating, ventilation, and air conditioning) systems, energy-efficient lighting, and advanced building automation systems that optimize energy use. For instance, LEED-certified buildings often incorporate smart thermostats, occupancy sensors, and daylighting strategies to minimize energy consumption. Additionally, these buildings are designed to take advantage of natural light and ventilation, reducing the need for artificial lighting and mechanical cooling (Kwakye, Ekechukwu, & Ogundipe, 2024b; Obiuto *et al.*, 2024; Olutimehin, Ofodile, Ejibe, Odunaiya, & Soyombo, 2024).

Renewable energy sources also play a crucial role in enhancing energy efficiency in certified buildings. Green building certifications encourage using solar panels, wind turbines, and other renewable energy technologies to generate clean energy on-site. This reduces reliance on fossil fuels and lowers overall carbon emissions. Moreover, buildings that achieve higher levels of certification often include provisions for energy storage systems, allowing them to store excess renewable energy for use during peak demand

periods (Lu *et al.*, 2020).

3.2. Water Conservation

Water conservation is another critical aspect of environmental sustainability addressed by green building certifications. With global water resources under increasing pressure due to population growth, climate change, and pollution, the need for efficient water management in buildings has never been more urgent. Green building certifications set stringent criteria for water use, encouraging the implementation of water-saving measures and technologies that reduce consumption and promote sustainable water management (Ikevuje, Anaba, & Iheanyichukwu, 2024a; Kupa, Adanma, Ogunbiyi, & Solomon, 2024).

Certified buildings typically incorporate a range of water-efficient fixtures and systems, such as low-flow toilets, faucets, and showerheads, as well as efficient irrigation systems for landscaping. These measures help to significantly reduce water usage without compromising functionality or comfort. Additionally, certifications often require water-efficient appliances, such as dishwashers and washing machines, further contributing to overall water savings.

Rainwater harvesting and greywater recycling systems are also commonly integrated into certified buildings. These systems capture and reuse rainwater and wastewater from sinks, showers, and laundry, reducing the demand for potable water. For example, LEED and BREEAM certifications encourage using cisterns and rain barrels to collect and store rainwater for irrigation and other non-potable uses. By promoting these practices, green building certifications help to alleviate pressure on local water resources and support long-term water sustainability (Ahmed *et al.*, 2022; Chen *et al.*, 2024).

3.3. Material Selection

The selection of building materials profoundly impacts environmental sustainability, influencing everything from resource extraction to waste generation. Green building certifications prioritize using sustainable and eco-friendly materials, encouraging builders and developers to choose products with lower environmental impacts throughout their lifecycle. This includes raw material extraction, manufacturing processes, transportation, installation, and end-of-life disposal considerations (Kwakye *et al.*, 2024b; Raji, Ijomah, & Eyieyien, 2024a).

Certified buildings often utilize materials with high recycled content, reducing the need for virgin resources and minimizing the environmental footprint of construction. For instance, LEED certification awards points for using recycled steel, concrete, and insulation materials. Additionally, certifications encourage the selection of locally sourced materials, which reduces transportation-related emissions and supports local economies.

Using renewable and sustainably sourced materials is also a key component of green building certifications. This includes products such as sustainably harvested wood, bamboo, and other rapidly renewable resources. Certifications like BREEAM and LEED promote using wood products certified by organizations like the Forest Stewardship Council (FSC), ensuring they come from responsibly managed forests. By prioritizing sustainable material selection, green building certifications help to reduce deforestation, habitat destruction, and other negative environmental impacts

associated with traditional building materials (Mayhoub, El Sayad, Ali, & Ibrahim, 2021).

3.4. Waste Reduction

Waste reduction is another significant area where green building certifications have substantially impacted environmental sustainability. The construction and demolition sector is a major source of waste, contributing to landfill overflows and environmental pollution. Green building certifications establish criteria for waste management practices that minimize waste generation, promote recycling, and ensure the responsible disposal of construction debris (Kupa *et al.*, 2024; Raji, Ijomah, & Eyieyien, 2024b; Uwaoma *et al.*, 2023).

Certified buildings often implement comprehensive waste management plans that address all stages of the construction process, from design to demolition. These plans include strategies for reducing waste generation through efficient design and construction practices, such as modular construction and prefabrication. By optimizing the use of materials and reducing excess, these practices help to minimize the amount of waste produced (Raji, Ijomah, & Eyieyien, 2024c).

Recycling and reusing materials are also essential for waste reduction in certified buildings. Green building certifications encourage the diversion of construction waste from landfills through on-site recycling programs and partnerships with recycling facilities. For example, LEED certification requires a construction waste management plan that diverts a significant percentage of waste from landfills, promoting the reuse and recycling of materials such as concrete, wood, and metals (Chi *et al.*, 2020).

Deconstruction, rather than demolition, is another waste reduction strategy promoted by green building certifications. Deconstruction involves carefully dismantling buildings to salvage materials for reuse, reducing the volume of waste sent to landfills. This approach conserves resources and provides economic opportunities through the resale of salvaged materials (Chi *et al.*, 2020; Wu, Yu, & Poon, 2020).

4. Economic and Social Implications

4.1. Cost-Benefit Analysis

While associated with higher initial costs, green building certifications often result in significant long-term savings, making them economically viable investments. The upfront costs of achieving certifications like LEED, BREEAM, or WELL include expenses for sustainable materials, advanced building technologies, and certification fees. These initial investments can be substantial, sometimes increasing project costs by 2% to 10% compared to traditional building practices. However, the long-term economic benefits often outweigh these initial expenditures.

One of the primary long-term savings comes from reduced energy costs. Certified buildings typically incorporate energy-efficient and renewable energy sources, lowering utility bills. For instance, LEED-certified buildings have been shown to consume about 25% less energy than non-certified buildings, translating into significant cost savings over the building's lifespan. Additionally, water-efficient fixtures and systems reduce water bills while improved waste management practices lower disposal costs. These operational savings can offset the initial investment within a few years, resulting in a favorable return on investment (ROI) (Adelekan *et al.*, 2024; Ekechukwu, 2024; Ekechukwu,

Daramola, & Olanrewaju, 2024).

Moreover, certified buildings often benefit from various incentives and rebates governments and utilities offer. These incentives can include tax credits, grants, and reduced permit fees, further enhancing the financial feasibility of green building projects. For example, the federal and many state governments in the United States provide financial incentives for buildings that achieve LEED certification. These incentives can significantly reduce the certification cost, making it more attractive to developers and investors (Aiguoarueghian, Adanma, & Kupa, 2024; Ezeh, Ogbu, Ikevuje, & George, 2024a).

4.2. Market Value

Green building certifications can substantially enhance property value and attract investors, reflecting the growing demand for sustainable real estate. Certified buildings often command higher rental and sale prices due to superior performance, lower operating costs, and enhanced occupant health and well-being. A World Green Building Council study found that green buildings can achieve a 7% increase in asset value compared to non-certified buildings. This premium is attributed to the perceived benefits of sustainability, including energy savings, reduced environmental impact, and improved indoor air quality.

Investors increasingly recognize green buildings' value as stable and profitable assets. Sustainable buildings tend to have lower vacancy rates and higher tenant retention due to their desirable features and operational efficiency. Tenants are willing to pay a premium for spaces that offer better environmental performance and healthier living or working conditions. Furthermore, green buildings often enjoy a positive public image, attracting socially responsible investors who prioritize environmental, social, and governance (ESG) criteria in their investment decisions.

The growing emphasis on ESG factors has also led to developing of green bonds and sustainability-linked loans, which provide favorable financing terms for certified buildings. These financial instruments reward developers and owners for achieving sustainability targets, further enhancing the economic appeal of green building certifications. As the market for sustainable real estate continues to expand, the value proposition of certified buildings is likely to strengthen, driving greater investment in green construction (Ezeh, Ogbu, Ikevuje, & George, 2024b).

4.3. Occupant Health and Well-being

The social benefits of green building certifications extend beyond economic gains, significantly impacting occupant health and well-being. Certified buildings prioritize indoor environmental quality, addressing air quality, natural lighting, thermal comfort, and acoustics. These elements are crucial in creating healthy and productive indoor environments, benefiting both residential and commercial occupants (Udeh, Amajuoyi, Adeusi, & Scott, 2024).

Improved indoor air quality is one of the most notable benefits of certified buildings. Green certifications often require low-emitting materials, advanced ventilation systems, and air filtration technologies to reduce indoor pollutants. Better air quality can lead to fewer respiratory issues, allergies, and other health problems, enhancing the overall well-being of occupants. Studies have shown that occupants of LEED-certified buildings report higher satisfaction levels with indoor air quality and experience

fewer health-related complaints (Akinsulire, Idemudia, Okwandu, & Iwuanyanwu, 2024b).

Natural lighting and access to views of nature are also emphasized in certified buildings, contributing to better mental health and productivity. Exposure to natural light has been linked to improved mood, reduced stress, and enhanced cognitive function. Green buildings often incorporate design features such as large windows, skylights, and open spaces to maximize daylighting and provide a connection to the outdoors. These features create a more pleasant and stimulating environment, boosting occupant productivity and satisfaction.

Thermal comfort and acoustic quality are additional factors that impact occupant well-being in certified buildings. Green building certifications set standards for maintaining comfortable indoor temperatures and minimizing noise levels, creating a more conducive environment for living and working. Certified buildings enhance occupant comfort and performance by addressing these aspects, leading to higher satisfaction and well-being (Akinsulire, Idemudia, Okwandu, & Iwuanyanwu, 2024a).

4.4. Community Impact

The broader social implications of green building certifications extend to community development and job creation, contributing to sustainable urban growth and economic resilience. Sustainable building projects often require a skilled workforce, generating employment opportunities in the construction, design, and manufacturing sectors. Jobs in green construction tend to offer higher wages and better working conditions than traditional construction jobs, supporting local economies and improving livelihoods. Green building projects also promote community development by enhancing the quality of the built environment. Certified buildings often incorporate green spaces, public amenities, and sustainable transportation options, creating more livable and vibrant communities. These projects can revitalize urban areas, attract new businesses, and foster social cohesion by providing residents with safe, healthy, and inclusive spaces. Moreover, green building certifications support the development of local supply chains for sustainable materials and technologies. By prioritizing locally sourced and sustainable products, certified projects stimulate regional economies and reduce the environmental impact associated with transportation. This approach fosters innovation and growth in the green building industry, driving continuous improvement in sustainable construction practices (Franco, Pawar, & Wu, 2021; Wen *et al.*, 2020).

5. Challenges and Future Directions

5.1. Barriers to Adoption

Despite the numerous benefits of green building certifications, several barriers hinder their widespread adoption. One of the most significant challenges is the high initial cost of certification. Sustainable materials, advanced technologies, and certification fees can substantially increase the upfront costs of construction projects. This financial burden can be particularly daunting for small and medium-sized developers who may lack the resources to invest in green building practices.

Regulatory issues also pose a significant barrier. In many regions, building codes and regulations have not yet caught up with the principles of sustainable construction. This

regulatory lag can confuse and complicate the certification process, deterring developers from pursuing green building certifications. Furthermore, inconsistent enforcement of existing regulations can undermine efforts to promote sustainable practices, leading to uneven adoption rates across different jurisdictions.

A lack of awareness and understanding of the benefits of green building certifications among stakeholders is another critical barrier. Many developers, investors, and building owners may not fully grasp certified buildings' long-term economic and environmental advantages. This lack of knowledge can result in resistance to adopting sustainable practices, especially when the immediate financial benefits are not apparent. Education and outreach efforts are essential to bridge this knowledge gap and demonstrate the value of green building certifications.

5.2. Technological Advancements

Emerging technologies hold great promise in supporting and enhancing green building practices, addressing some of the challenges associated with certification. Building Information Modeling (BIM) technology allows for the creation of detailed digital representations of buildings. BIM facilitates better planning, design, and management of building projects, enabling more efficient use of materials and resources. By integrating sustainability metrics into BIM, developers can optimize building performance and streamline the certification process.

The Internet of Things (IoT) is another technological advancement that can enhance green building practices. IoT devices, such as smart sensors and meters, provide real-time data on energy and water usage, indoor air quality, and other environmental parameters. This data enables building managers to monitor and optimize building performance, ensuring compliance with certification standards. Additionally, IoT technologies can enhance occupant comfort and well-being by providing personalized environmental controls and improving indoor environmental quality.

Advancements in renewable energy technologies, such as solar panels and energy storage systems, are also crucial for promoting sustainable construction. The decreasing cost of solar photovoltaics and the development of more efficient energy storage solutions make it more feasible for buildings to generate and store their renewable energy. Integrating these technologies into green building projects can significantly reduce carbon footprints and enhance energy resilience, supporting the goals of green building certifications.

5.3. Future Trends

The future of green building certifications and sustainable construction practices is likely to be shaped by several key trends. One such trend is the increasing focus on health and well-being. Certifications like WELL are already emphasizing the human-centric aspects of building design, and this focus is expected to grow. Future green building certifications will likely incorporate more rigorous standards for indoor environmental quality, considering factors such as air quality, natural lighting, and acoustic comfort. Integrating health and well-being metrics into green building certifications will create more holistic approaches to sustainability, benefiting both the environment and building occupants.

Another significant trend is the growing importance of resilience in climate change. Buildings must be designed to withstand extreme weather events, rising sea levels, and other climate-related challenges. Future green building certifications are expected to include criteria for resilience, promoting the use of materials, and design strategies that enhance the durability and adaptability of buildings. This trend will ensure that certified buildings are sustainable, resilient, and capable of supporting communities in the long term.

The integration of circular economy principles into green building practices is also anticipated to gain traction. The circular economy aims to minimize waste and maximize resources by promoting recycling, reuse, and renewable materials. Future green building certifications will likely incorporate criteria that support circular economy practices, encouraging the use of recycled materials, modular construction methods, and designs that facilitate deconstruction and material recovery. This approach will reduce the environmental impact of construction and contribute to a more sustainable built environment.

5.4. Policy Recommendations

Several policy recommendations can be made for policymakers, industry stakeholders, and practitioners to overcome current challenges and promote wider adoption of green building certifications. Firstly, governments should provide financial incentives, such as tax credits, grants, and low-interest loans, to offset the initial costs of certification. These incentives can make green building projects more financially viable and encourage developers to pursue sustainable practices. Additionally, policymakers should streamline regulatory processes and update building codes to align with sustainable construction principles. Clear and consistent regulations can reduce complexity and make it easier for developers to achieve certification.

Education and outreach efforts are also crucial. Governments and industry organizations should invest in awareness campaigns to educate stakeholders about the benefits of green building certifications. Providing training programs for architects, engineers, and construction professionals can enhance their understanding of sustainable practices and certification requirements. Furthermore, showcasing successful green building projects can demonstrate the value of certifications and inspire others to follow suit.

Collaboration between the public and private sectors is essential to drive innovation and support the development of sustainable technologies. Public-private partnerships can facilitate research and development in renewable energy, energy-efficient building systems, and sustainable materials. Governments should also support the creation of green building innovation hubs and incubators, providing resources and expertise to startups and entrepreneurs focused on sustainable construction.

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