

GAF Commercial Guide to Sustainable Building



The Stanley Center for
Peace and Security



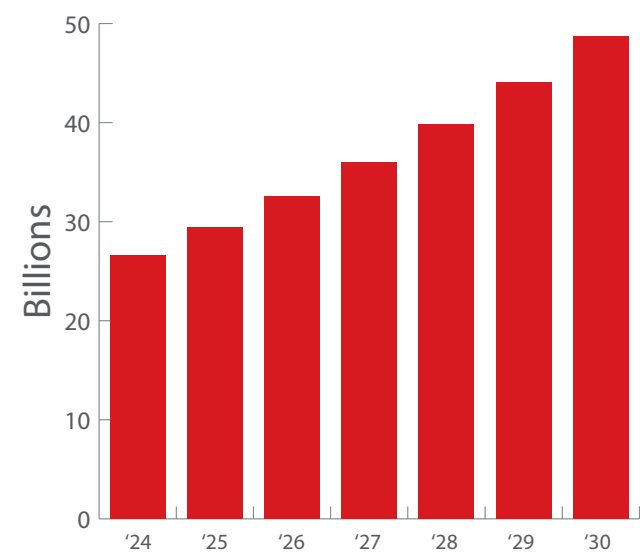
meets Living Building Challenge objectives
with EverGuard® Extreme TPO and
EnergyGuard™ NH Polyiso insulation.

Consumer and regulatory demand for sustainable buildings is growing every year. To stay ahead, count on the GAF portfolio of products, along with our expertise in sustainable roofing design options. Our wide range of energy-efficient roofing products have been engineered to provide long-term durable protection of building structures, help minimize waste by maximizing reuse and recycling of materials, help increase occupant comfort and energy efficiency, and offer an unmatched level of product transparency to help you achieve your sustainability objectives.

Sustainable building is no longer *optional*...

The trend is unmistakable. Evolving local, state, and federal laws are increasingly requiring sustainability compliance and disclosures.

For example, recent regulations (CA SB 253 and SB 261) require companies with revenue over \$1 billion doing business in California to publicly report greenhouse gas emissions and climate risks. A growing number of federal and state projects are prioritizing low embodied carbon products. And on the customer side, the global green building materials market size was valued at USD 26.6 billion in 2024 and is anticipated to grow at a CAGR of 10.4% from 2025 to 2030, (See graph for source) and more than 1,300 architecture firms have adopted the AIA 2030 Commitment to reach Net Zero emissions by 2030. (Source: AIA)



Global Green Building Materials Market Forecast

Source: Grand View Research: Green Building Materials Market Size, Share & Trends Report 2025 – 2030



...in fact, *it's* good *business*.

While property owners who plan ahead may reduce the risk of non-compliance and costs of retrofit, truly far-sighted property managers will leverage their sustainability efforts into business advantages, including:

- **Cost Savings:** Buildings that incorporate sustainable design may be able to lower utility bills and reduce maintenance costs due to energy-efficient design and materials.*
- **Increased Property Value:** Green building certifications like LEED can enhance a building's market value and attract tenants willing to pay for sustainable spaces. In a recent study by Dodge Data & Analytics,† owners and investors reported 9% growth in building asset value due to investments in green building, renovations, and/or retrofits.
- **Tenant Satisfaction:** Improved air quality, natural lighting, and comfortable temps in green and/or sustainably designed buildings can lead to higher tenant retention and revenue.‡
- **Government Programs** are available, ranging from tax incentives for energy efficiency and other energy investments to tens of billions of dollars in grants, rebates, low-cost loans, and other financing for green building initiatives.
- **Brand Image:** Implementing sustainable building design strategies help enhance a company's image and demonstrate commitment to sustainability to stakeholders.

* Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.

† World Green Building Trends 2021, Dodge Construction Network.

‡ NIH study: Effects of Green Buildings on Employee Health and Productivity, Sept. 2010.



How the GAF Future Focus can help you **build your sustainable future**

Studies* show that consumers are more focused than ever on utilizing sustainable products — including the buildings in which they live and work. To meet this demand, building owners can turn to GAF’s portfolio of products.

System Solutions

GAF Commercial provides a wide range of energy-efficient, fully integrated roofing systems that last a long time.* We also offer solutions to help extend roof life (coatings, restoration, fleece-back recovers, WellRoof® warranty extension,† and more), potentially reducing waste through the reuse and recycling of materials, while also potentially reducing the operating costs of your investment. For details on GAF’s system solutions, see gaf.com/commercial.

Reflectivity

Each of our roofing technology solutions — coatings, single-ply membranes, asphaltic and hybrid — includes options engineered to increase reflectivity, which can improve the performance of your building, help extend the life of the roof, and potentially reduce urban heat island effects.

Green Building Certification

Our core roofing products can help you achieve points towards a green building certification. We offer more than 300 products with third-party disclosures and sustainability certifications, product-specific Environmental Product Declarations (vs. other manufacturers that offer “industry-average” EPDs) and the most Health Product Declarations and Declare Labels in the roofing industry. See gaf.com for more information on eligible products.

Embodied Carbon Transparency

GAF roof systems have a lower embodied carbon than industry average of other roofing systems on the market. For example, GAF EverGuard® TPO and EnergyGuard™ Polyiso systems have up to 52% lower embodied carbon than industry-average TPO and polyiso systems.*

Third-party-certified Recycled Content

Extracting, processing, and transporting raw materials produces carbon emissions. By using recycled material within major commercial product lines GAF helps divert waste from entering landfills.

* World Green Building Trends 2021, Dodge Construction Network.
† For warranty extension details, see gaf.com



GAF has achieved GreenCircle’s Life Cycle Assessment (LCA) Optimized certification for several products. This certification demonstrates GAF’s commitment to continuous improvement within the overall life cycle impacts of their products.

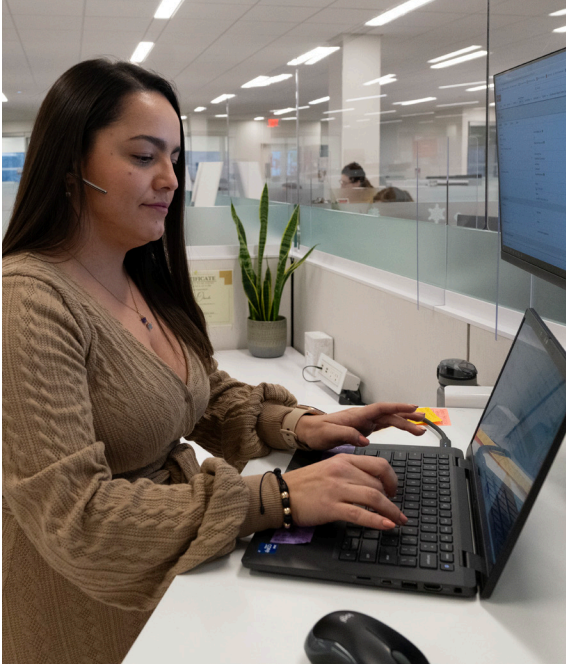


To view products with Optimized LCA documentation scan here:

Let GAF help with **Green Building Certification**

Appreciating the value of green building certification is the first step. Processing the extensive documentation required to achieve it can feel like a marathon. That’s why GAF offers extensive and easy-to-access documentation — along with access to our in-house expertise in sustainable roofing design options — to make it easier than ever to establish the bona fides needed to meet these criteria.

Most GAF products can contribute towards meeting criteria for several of the most popular green building rating systems (LEED, WELL, Living Building Challenge among others) and GAF can provide third-party product-specific documentation such as Environmental Product Declarations (EPDs), GREENGUARD Gold certifications, Recycled Content Certifications, Health Product Declarations (HPDs), and Declare labels to meet disclosure requirements. See gaf.com for more information on eligible products.



Product Sustainability Documentation:



GAF Commercial Roofing Product Sustainability Overview

For fast, direct access to specific Green Building Rating Product information, refer to the interactive GAF Spec Advisor.

GAF EnergyGuard™ Polyiso Insulation

High-performing and cost-effective, polyiso insulation can help reduce your building's energy usage.

Third-Party Certified Recycled Content

GAF is the only manufacturer in the industry to offer third-party verified recycled content of its GRF facers. Values range from 13% – 41% depending upon thickness. See GreenCircle Certification certificates by thickness of polyiso on gaf.com. GAF has achieved GreenCircle Certified Recycled Content Certifications for flat and tapered EnergyGuard™ Polyiso Insulation and EnergyGuard™ NH Polyiso Insulation.

TCPP-Free, Red List-Free Polyiso at Standard Polyiso Prices

GAF offers a full line of TCPP-free, non-halogenated polyiso products that maintain a stable R-value at low temperatures. The EnergyGuard™ NH Polyiso product line offers sustainable certifications and documentation including Declare, GreenCircle and GREENGUARD. The entire line of EnergyGuard™ NH Polyiso products is available at the same price as its standard EnergyGuard™ polyiso equivalent.

Sustainability Documents

- Product-specific Environmental Product Declarations (EPDs)
- Health Product Declarations (HPDs)
- Declare labels
- GREENGUARD Gold Certifications
- GreenCircle Recycled Content Certifications
- GreenCircle's Life Cycle Assessment (LCA) Optimized certification



Get the GAF Spec Advisor



Visit gaf.com

GAF EverGuard® TPO Membrane

TPO's long-term heat, UV, and natural fungal resistance,[†] plus flexibility without need for plasticizers, make TPO a durable and reliable low-slope roofing system. GAF EverGuard® TPO — which uses the same core construction installed on billions of square feet of roof tops — has been proven in the field for more than 20 years.

Energy Savings

By reflecting sunlight, white roofs stay cooler in hot summer months, helping to reduce energy demand and cooling costs.* Highly reflective and emissive, GAF white TPO membrane roofs can also help reduce the urban heat island effects.

4–10% Pre-Consumer Recycled Content

GAF recycles, regrinds, and reuses post-manufacture TPO waste, and holds GreenCircle Certified Recycled Content Certifications for select GAF TPO products.

Sustainability Documents

- Product-specific Environmental Product Declarations (EPDs)
- Declare Labels
- GreenCircle Recycled Content Certifications
- NSF Protocol P151 Approved for Rainwater Catchment System Components[‡]
- GAF has achieved GreenCircle's Certified Sustainability Facts (CSF) certification for EverGuard® TPO produced at our Mount Vernon facility. This certification tells GAF's complete sustainability story by not only capturing their environmental efforts, but also their social responsibility efforts.



* Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.

[†] Meets ASTM G21. GAF warranties and guarantees do not provide coverage against fungi or other biological growth. Refer to gaf.com for more information on warranty and guarantee coverage and restrictions.

[‡] Applicable to EverGuard™ TPO Extreme membranes produced out of Gainesville TX plant (white only).



GAF EverGuard® PVC Membrane

Due to its potential to reduce cooling costs*, excellent durability, and contribution to points towards a green building certification, selecting GAF EverGuard® PVC membrane for your roof can help you to meet your sustainability goals.

Energy Savings

By reflecting sunlight, white roofs stay cooler in hot summer months, helping to reduce cooling costs.* Highly reflective and emissive, GAF white PVC membrane roofs also help reduce the urban heat island effect.

5% Recycled Content

GAF recycles, regrinds, and reuses post-manufacture PVC waste, and holds GreenCircle Certified Recycled Content certifications for all PVC membrane products.

Durability and Lifespan

GAF PVC membrane roofs have excellent resistance to UV, grease,[†] and punctures.[‡] The reliable durability and easy maintenance of PVC membrane products lengthens the roof's life and delays the waste from tear-off.

Sustainability Documents

- Product-specific Environmental Product Declarations (EPDs)
- GreenCircle Recycled Content Certifications
- GreenCircle's Life Cycle Assessment (LCA) Optimized certification

* Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.

[†] GAF warranties and guarantees do not provide coverage for exposure to chemicals or grease. Refer to gaf.com for more information on warranty and guarantee coverage and restrictions.

[‡] GAF warranties and guarantees do not provide coverage against hail or other punctures except where additional puncture resistance coverage is purchased on eligible jobs. Refer to gaf.com for more information on warranty and guarantee coverage and restrictions.



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GAF Liquid-Applied Coatings

GAF coatings provide excellent durability and protection both in new roof applications and to preserve existing roofs.

Extending Roof Lifespans

GAF liquid-applied roofing solutions can help extend the life of structurally sound roofs by repairing wear and tear, and protecting the existing roof from the damaging effects of UV exposure.

A complete tear off and roof replacement has both a financial and an environmental cost. Choosing a restorative coating can potentially lower the immediate environmental impact by delaying waste to landfill compared to a roof replacement.

Energy Savings

Liquid-applied roofing can add solar reflectivity properties to dark colored roofs.

Sustainability Documents

The GAF Acrylic Top Coat and the GAF Premium Acrylic HydroStop® Coating System have published Environmental Product Declarations. Premium Acrylic HydroStop® Top Coat has a Health Product Declaration, meeting criteria for several of the most popular green building rating systems and GAF WOB Acrylic TopCoat® meets NSF Protocol 151 for rainwater catchment.



StreetBond® Pavement Coatings

When applied to asphalt and concrete surfaces such as playgrounds or parking lots, GAF StreetBond® coatings preserve and beautify. StreetBond® coatings with Invisible Shade™ technology can also help cool pavement surfaces.

Colorful and Cool

GAF StreetBond® Pavement Coatings made with Invisible Shade™ technology are highly reflective, helping to mitigate the urban heat island effect without sacrificing color and visibility. Building owners can benefit from reflective pavement.

Recyclable

GAF StreetBond® pavement coatings can be recycled with pavement.

Durable and Protective

StreetBond® coatings are designed to be tough to withstand traffic and weather, while flexing with asphalt as it expands and contracts. Their reflectivity also protects the asphalt underneath from sun damage.

Low VOC Content

StreetBond® water-based pavement coatings are also low-VOC and meet Southern California Air Quality Management District (SCAQMD) regulations, the most stringent environmental air pollution regulations in the U.S.

Health Product Declarations

Streetbond® SB120, SB150, and SB150-AL as well as Durashield, all hold Health Product Declarations.



Visit [gaf.com](https://www.gaf.com)



Visit [streetbond.com](https://www.streetbond.com)

GAF Commercial Recycling Program

GAF partners with Nationwide Foam Recycling to recycle insulation and roofing membrane from commercial job sites, helping divert roofing waste from landfill.

To learn more and to receive a quote, contact Nationwide Foam at 888-820-2760 and be prepared to provide:

- Project location
- Size of job
- Material type of existing roof membrane and insulation
- Amount of material
- Expected dates of work



Visit gaf.com/sustainablebuilding

A **stañdard** INDUSTRIES COMPANY

GAF Recycling by the Numbers

80% Waste diversion goal across our manufacturing facilities by 2030.

75% Thirteen of our plants have achieved at least 75% waste diversion rate.

446,000 lbs

Materials recycled or reused across our manufacturing facilities (2023).

Recycled Content*

4-10% EverGuard® TPO

5% EverGuard® PVC

13-41% EnergyGuard™ Polyiso Insulation

36% EnergyGuard™ HD-MA Polyiso Cover Board



Download the
GAF Materials
Recycling Guide

* World Green Building Trends 2021, Dodge Construction Network

We protect what matters most™

GAF