



**Green Label Product  
Building Construction/Renovation  
Services  
(TGL-128-24)**

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## TGL-128-24

### Building Construction/Renovation Services

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#### 1. Background

The construction industry generates environmental impacts throughout its entire life cycle, involving extensive resource and energy consumption, from the production of construction materials to the transportation of materials and equipment, construction processes, and building operations. Construction generates dust, pollution, and noise, which affect nearby communities. During the building's operational phase, greenhouse gas emissions are produced due to energy consumption. Furthermore, construction and demolition activities generate substantial waste, which can significantly impact the environment if not properly managed.

Therefore, green label criteria for construction services and building renovations must consider the entire process from construction material production, construction operations, through to demolition and disposal. Additionally, these requirements should encourage companies to promote the use of environmentally friendly construction materials.

#### 2. Scope

This criteria covers building construction and renovation/repair works, excluding design services and infrastructure construction works.

#### 3. Definition

**3.1 Environmental Impact Assessment (EIA):** The process of studying and evaluating potential impacts arising from projects, activities, or operations implemented by the state or authorized by the state. These impacts may affect natural resources, environmental quality, health, sanitation, quality of life, or other stakeholder interests of the public or communities, both directly and indirectly. The process incorporates public participation to establish preventive measures for such impacts. The study is documented as the Environmental Impact Assessment Report<sup>1</sup>.

**3.2 Work Warranty:** The contractor's guarantee for completed construction work, which forms an integral part of the building construction contract. This warranty ensures that clients receive fair and proper agreements with the construction contractor regarding the maintenance of order, safety, aesthetics, structural integrity, and complete compliance with the established building plans, beyond the basic contractual obligation of construction completion<sup>2</sup>.

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<sup>1</sup> National Environmental Quality Promotion and Conservation Act (No. 2) B.E. 2561

<sup>2</sup> Home Builder Association: [www.hba-th.org](http://www.hba-th.org)

- 3.3 Construction Company (Main Contractor):** The party that agrees to undertake all or part of any work to completion for the benefit of the employer<sup>3</sup>.
- 3.4 Subcontractor:** A party that contracts with the main contractor to undertake all or part of any work under the main contractor's responsibility for the employer's benefit. This includes parties who contract with subcontractors to undertake work under the subcontractor's responsibility, regardless of the number of subcontracting layers<sup>3</sup>.
- 3.5 Employer:** A party that agrees to hire another party to undertake all or part of any work for their benefit, providing payment upon work completion<sup>3</sup>.
- 3.6 Letter for Declaration of Compliance:** A certification document issued by the applicant or the manufacturer that it meets the special requirements specified in the Green Label requirements for the applied product.
- 3.7 Certificate:** A document issued by a certification body, which has been accredited by the National Accreditation Council (NAC) or other accreditation body under the IAF (International Accreditation Forum) agreement.
- 3.8 Legally Authorized person:** A person authorized to sign under the Civil and Commercial Law.

#### 4. General requirements

4.1 Construction companies must meet one of the following criteria:

4.1.1 Must be certified with ISO 45001 Occupational Health and Safety Management Systems standard

<p><b><u>Verification method</u></b></p> <p>The applicants shall submit a valid ISO 45001 certification for Occupational Health and Safety Management Systems.</p>
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4.1.2 Must implement management, administration, and operations concerning safety, occupational health, and the work environment in accordance with the Occupational Safety, Health, and Environment Act. This includes, at a minimum, the following requirements:

- 1) Providing safety, occupational health, and work environment training for all executives, supervisors, and employees.
- 2) Displaying warning symbols and safety signs related to occupational safety, health, and the work environment.
- 3) Providing and ensuring employees wear standard personal protective equipment throughout working hours.
- 4) Developing an operational plan for safety, occupational health, and the work environment.

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<sup>3</sup> Labor Protection Act B.E. 2541

**Verification method**

The applicant shall submit the following documents:

1 . Evidence of safety, occupational health, and work environment training, such as certificates/diplomas, and training plans for new employees.

**Remark:** If the construction company conducts internal training by professional safety officers or approved trainers according to the Department of Labor Protection and Welfare's Announcement on Criteria, Methods, and Conditions for Training of Executives, Supervisors, and Employees on Safety, Occupational Health, and Work Environment B.E. 2555, they may submit attendance sheets and training photographs instead of certificates/diplomas.

2. An operational manual and evidence of displayed warning symbols and safety signs related to occupational safety, health, and work environment.

3. Personal protective equipment inspection checklists and purchase orders for standard safety equipment.

4. An operational plan for safety, occupational health, and work environment.

4.2 Construction workers must comply with the labor laws enforced by the Ministry of Labor.

**Verification method**

The applicants shall submit credible evidence demonstrating that construction workers are legally employed such as work permits, social security records, and employment contracts.

4.3 Construction companies are required to provide warranties for completed construction works and buildings/structures upon project handover as follows:

- 1) Structural components (excluding wood): A warranty of no less than 10 years or as specified in the contract.
- 2) Other building components: A warranty of no less than 2 years.

**Verification method**

The applicants shall submit the construction contract executed with the project owner or employer. The contract must specify compliance with the general warranty requirements outlined in section 4.3.

4.4 For construction projects subject to the Environmental Impact Assessment (EIA) process, construction companies must fully implement the mitigation measures specified in the EIA report throughout the project duration.

**Verification method**

The applicants shall submit a comprehensive report on the implementation of environmental impact mitigation measures and monitoring measures in strict accordance with the EIA report.

- 4.5 Construction companies must adhere to all laws and regulations relevant to construction activities.

**Verification method**

Construction companies shall undergo inspection by Green Label officials to verify compliance.

- 4.6 Construction companies must comply with the Welfare Committee's Announcement on Welfare Standards for Workers' Housing in the Construction Industry.

**Verification method**

Construction companies shall undergo inspection by Green Label officials to verify compliance.

## 5. Environmental requirements

- 5.1 All employees and construction workers must receive formal training on the efficient utilization of resources related to construction activities, including electricity, water, and building materials.

**Verification method**

The applicant shall submit a credible evidence of the training provided to employees and construction workers, including training plans and attendance records.

- 5.2 Construction companies must implement comprehensive waste and material management measures, which include:
- 1) Development of a Waste Management Plan: The plan shall detail the proper separation of waste, construction debris, and surplus materials arising from construction activities and worker-related activities. These materials must be disposed of appropriately or recycled.
  - 2) Provision of Waste Receptacles: Durable, rust-resistant, and tightly sealed waste receptacles must be used to prevent pest access. At a minimum, bins must be categorized into four types: general waste, organic waste, recyclable waste, and hazardous waste.

**Verification method**

The applicant shall submit the following documents:

1. A detailed waste management plan specifying the processes for separation, disposal, or recycling of waste and materials.
2. A contractual agreement that includes provisions requiring proper disposal of waste and surplus materials from construction activities and worker-related consumption.
3. Evidence, verified by Green Label officials, of the presence of durable and properly categorized waste receptacles at the construction site. Photographic documentation of the waste bins must also be provided.

5.3 Construction companies must promote the selection and use of environmentally friendly equipment and materials, including:

- 1) Energy-efficient equipment.
- 2) Water-saving faucets, sanitary ware, and accessories.
- 3) Construction materials certified with environmental labels.
- 4) Locally sourced materials must be produced, mined, or assembled within 500 kilometers of the construction site or within Thailand. Examples include cement, concrete, steel, bamboo, soil, stone, and sand.
- 5) Materials containing recycled content, meeting industrial or international quality standards.

**Verification method**

The applicant shall submit the following documents/evidence:

1. Policies or procedures that demonstrate the selection of environmentally friendly construction equipment and materials, in compliance with section 5.3.
2. Supporting documentation confirming recommendations provided to the project owner for the selection of environmentally friendly equipment and materials, if applicable.

5.4 Construction companies must establish mechanisms for receiving and addressing complaints from individuals or communities affected by construction activities throughout the project duration.

**Verification method**

The applicant shall submit the following documents

1. Measures of complaints from affected parties.
2. Measures of complaints handling from affected parties.

5.5 Construction companies must implement effective measures to reduce greenhouse gas emissions resulting from construction activities and ensure adherence to these measures throughout the project duration.

**Verification method**

The applicants shall submit detailed greenhouse gas reduction measures and reports on their implementation during construction activities.

**6. Testing and Certificate**

## 6.1 Testing

6.1.1 Must be a government laboratory or a laboratory under the supervision of the government that has been appointed according to Section 5 of the Industrial Product Standards Act B.E. 2511 (and the amendments) or a laboratory that has been certified as a testing laboratory according to TIS 17025 or ISO/IEC 17025 or laboratories authorized by the Department of Labour Protection and Welfare are also acceptable.

## 6.2 Declaration letter to verify compliance with Green label requirements

6.2.1 The declaration letter shall not exceed 1-year duration since the apply date

6.2.2 The declaration letter by legally authorized person and stamped with the company hallmark (if any)

7. In the next review of this requirements, consider determining the greenhouse gas emissions from Building construction/Renovation services. If sufficient data on greenhouse gas emissions from these activities is available, proceed accordingly.