Rating & Certification Tool: **BREEAM**

www.breeam.org

Summary

The Building Research Establishment Environmental Assessment Method (BREEAM) sets a benchmark standard for sustainable building design, construction and operation. It encourages thinking on low carbon and low impact design. Note: this information has not been reviewed externally.

Certifying body: BRE Global

Applicable sectors					Award types				
General civil	Transport only	**Buildings**	Public realm	**Community / precinct**	*Design*	As built	Operation	Planning	Other

Country	This scheme is adopted by Green Building Councils throughout Europe and has also been used in other countries around the world.
Deployment & developments	The BREEAM scheme was first launched in 1990 and 250,000 buildings have since been certified. There are standard and bespoke versions of the assessment scheme. The suite of schemes now cover: BREEAM New Construction UK, BREEAM Communities UK, BREEAM In-Use, BREEAM Refurbishment UK, EcoHomes and an International version. Standard schemes for specific building types and bespoke schemes are available. There are also country-specific BREEAM schemes, which are adapted to local conditions.
Applicants	Clients, funders, developers can use BREEAM to specify performance criteria. Designers can use the tool to improve design and learn. It can also assist managers to reduce running costs and improve performance of buildings.
Government endorsement	UK Central Government, Welsh Assembly and Northern Ireland Executive all set BREEAM standards for government buildings.
Support to applicants	The scheme recommends that a BREEAM Assessor is appointed at concept design stage. Scheme documentation provides technical guidance for the assessment, with separate documents available for the different types of schemes (e.g. new non-residential construction UK, Communities, in-use). Detail is provided for each BREEAM issue, including compliance notes, required evidence and additional support such as information on calculation procedures. A BREEAM "In Use" assessment is completed through an online assessment tool.
Tailoring	Non-compliance in one area may be off-set by compliance in another. However, minimum standards must be met in key areas.
Fee	Could not determine from online information.

Sustainability criteria	There are different schemes for different types of buildings. New construction assessment sections cover (UK non-domestic weighting in brackets, international weightings will vary): 1. Management (12%) 2. Health & wellbeing (15%) 3. Energy (19%) 4. Transport (8%) 5. Water (6%) 6. Materials (12.5%) 7. Waste (7.5%) 8. Land use & ecology (10%) 9. Pollution (10%) 10. Innovation (additional 10%) Communities assessment is in six sections, (weighting in brackets): 1. Governance (9.3%) 2. Social & economic wellbeing (42.7%) 3. Resources & energy (21.6%) 4. Land use & ecology (12.6%) 5. Transport & movement (13.8%) 6. Innovation (additional 10%) The BREEAM In-Use categories include: 1. Energy 2. Water 3. Materials 4. Pollution 5. Land Use & Ecology 6. Health & Well being 7. Waste 8. Transport 9. Management
Assessment: scoring, performance levels, evidence collection	Award grades for new buildings: Outstanding (typically awarded to <1% of new buildings; excellent (within top 10%); very good (within top 25%); good (within top 50%); pass (within top 75%). BREEAM rating benchmarks for new construction and communities: Outstanding (≥85%), excellent (≥70%), very good (≥55%), good (≥45%), pass (≥30%), unclassified <30%). BREEAM rating benchmarks for in-use: Outstanding (≥85%), excellent (≥70%), very good (≥55%), good (≥40%), pass (≥25%), acceptable (≥10%), (unclassified <10%). To achieve a certain level of performance, non-compliance in one area may be balanced by compliance in another area. However, minimum standards are set for key performance areas. The time taken to complete an assessment will vary and will depend on the stage at which an assessor is appointed to the project. An interim award may be made at the end of the detailed design stage. Final certification requires evidence that the constructed building complies with BREEAM criteria.

Case study *See BREEAM website for information on various case studies*