

**Summary**

A generic framework for building performance assessment that may be used by third parties to develop rating systems that are relevant for a variety of local conditions and building types.

**Certifying body:** International Initiative for a Sustainable Built Environment

| Applicable sectors |                |                  |              |                      | Award types |          |           |          |       |
|--------------------|----------------|------------------|--------------|----------------------|-------------|----------|-----------|----------|-------|
| General civil      | Transport only | <b>Buildings</b> | Public realm | Community / precinct | Design      | As built | Operation | Planning | Other |

|                               |   |                                |   |  |
|-------------------------------|---|--------------------------------|---|--|
| <b>Country</b>                | Designed to adapt to local contexts, the SBTool and its predecessor (the GBTool) have been influential in the development of several national rating systems, including Protocollo ITACA (Italy), Verde (Spain), SBToolCZ (Czech Republic) and SBToolPT (Portugal) and Total Quality Building (Austria) | <b>Sustainability criteria</b> | The system contains three levels of parameters that nest within each other: Issues, Categories and Criteria. There is one issue that applies to pre-design, that is: "Site location, available services and site characteristics". There are seven main issues that apply to the design, construction and operation assessment phases: 1. Site regeneration and development, urban design & infrastructure 2. Energy & resource consumption 3. Environmental loadings 4. Indoor environmental quality 5. Service quality 6. Social & economic aspects 7. Cultural & perceptual aspects (with the exception that 1 & 4 do not apply to construction).<br>For design, the most heavily weighted categories are 1, 3, 4, 5 (accounting for 79 of 103 criteria). For construction, these categories are 2, 3, 5 (22 of 25 criteria). For operation, these categories are 1, 3, 4, 5 (accounting for 83 of 107 criteria). However, organisations can establish their own scope, weightings and benchmarks. |  |
|                               | <b>Deployment &amp; developments</b>  |                                | The first version of the tool was released in 2007, following several years of collaboration and development. The current version is from 2012. The tool handles four major phases: pre-design design, construction and operation assessment. It can cover new and renovation projects or a mix; up to five occupancy types in a single project; buildings up to 100 floors in height. It also provides relative and absolute outputs. That is, relative to the minimum acceptable level of performance (Level 0) for that building type in that location. There are also absolute results (kWh, litres of water per person etc.).<br>A working group is currently looking at developing an urban assessment tool, tentatively named Sustainable Community Tool, or SCTool.   | <b>Assessment: scoring, performance levels</b>   |
| <b>Applicants</b>             | Authorized third parties can establish adapted rating systems to suit their own regions. It can also be used by owners and managers of large building portfolios to express their own sustainability requirements in detail.  |                                | <b>Tailoring</b>  | A fundamental feature is that SBTool is a generic framework and the provision of default benchmarks is to show how the system works. These are to be replaced by values suited to the specific building type and location. Criteria names are permanent and all can be weighted to zero except for the a small number of mandatory criteria. |
| <b>Government endorsement</b> | -   |                                | <b>Fee</b>  | Fees or royalties are only applicable if the system is used for commercial purposes.   |
| <b>Support to applicants</b>  | A user guide and excel-based assessment tools are freely available to download. Default benchmarks are provided.  |                                |   |  |

**Case study**

Refer to regionally-developed tools.