BREEAM on an International level

Virginia Cinquemani

BREEAM International Manager

Perception
of green buildings and design

Reality

201 Bishopsgate & The Broadgate Tower

SHOWCASING: BRE'S INNOVATION PARK

Protecting People, Property and the Planet

What is BREEAM?

- Environmental Assessment Method
- Certification scheme
- Voluntary
- Independent & credible
- Holistic
- Customer focused
- Credits based

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BREEAM

- The world's longest established and most widely used environmental assessment method for buildings
    - Created in 1988 and launched in 1990

- Over **201,399** buildings certified, over **830,000** buildings registered

- Network of over **5,000** independent licensed assessors across the world

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Objectives

Set criteria and standards **over and above** those required by **legislation**

Allow a transparent **comparison** of buildings

Challenge the market for more **innovative** solutions

Reduce environmental impacts of buildings

Improve **indoor conditions** for users

Provide a credible **environmental label**

Allow organisations to demonstrate their progress towards achieving their **corporate responsibility** objectives on sustainability

Stimulate the **demand** for sustainable buildings

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What are the benefits of using BREEAM?

- Reduced environmental impacts

- Improved functionality, flexibility and durability

- Higher user satisfaction

- Demonstrate improved performance (design & operation)

- Improved letting / sales potential

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Setting the standard

Number of buildings

Regulatory minimum

Market Pull

Excellent

BR BREEAM

Outstanding

Minimal

Aspirational

Environmental Standards
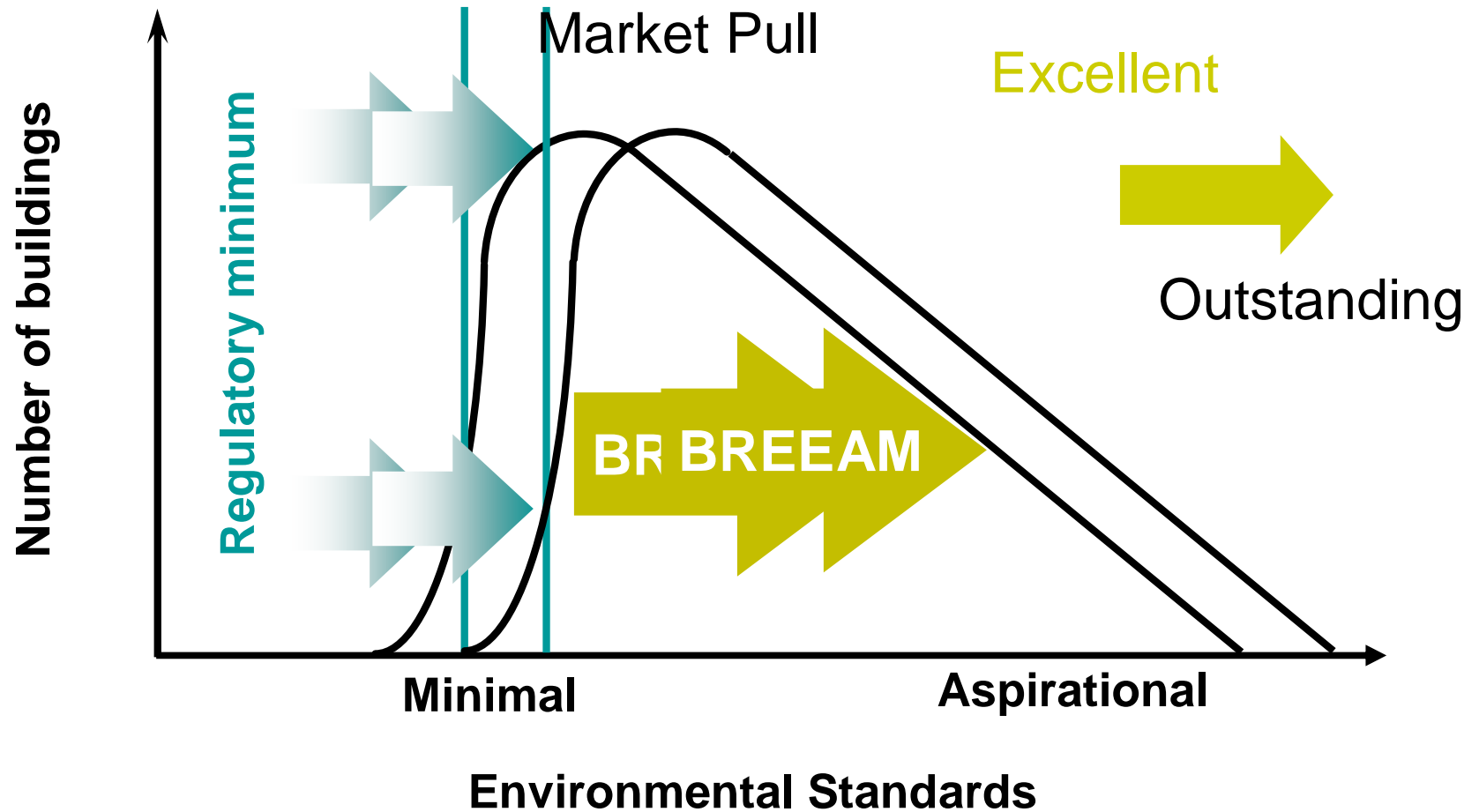
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BREEAM Categories

Management

Energy

Water

Land Use & Ecology

Health & Wellbeing

Transport

Materials

Waste

Pollution

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General BREEAM process

Minimum Standards

- Energy
- Management
- Health & Well-being
- Water
- Waste
- Land Use & Ecology

Tradable Credits

- Energy
- Water
- Materials
- Transport
- Waste
- Pollution
- Health & Well-being
- Management
- Land Use & Ecology

Innovation Credits
- Exemplary Performance Requirements
- Approved Innovation Credits

Category Scores

Environmental Weighting

Final Score

Pass	**≥ 30**
Good	**≥ 45**
Very Good	**≥ 55**
Excellent	**≥ 70**
Outstanding	**≥ 85**

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rating

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BREEAM 'Buildings' process

```
ASSESSOR TRAINING
EXAM & TEST
ASSESSMENT
        │
        ▼
LICENSING ──────────▶ INITIAL CLIENT CONTACT
                              │
                              ▼
                     ASSESSMENT
                     REGISTRATION
                              │
                              ▼
                     PRE ASSESSMENT
                     ESTIMATOR EXERCISE
                              │
                              ▼
                     BREEAM RATING
                     ACHIEVEMENT STRATEGY
                              │
                              ▼
                     INFORMATION GATHERING
                        │           │
                        ▼           ▼
              DESIGN STAGE      POST CONSTRUCTION
              REPORT            REPORT
                        │           │
                        ▼           ▼
                     BRE QA CHECK
                              │
                              ▼
                     CERTIFICATE ISSUED
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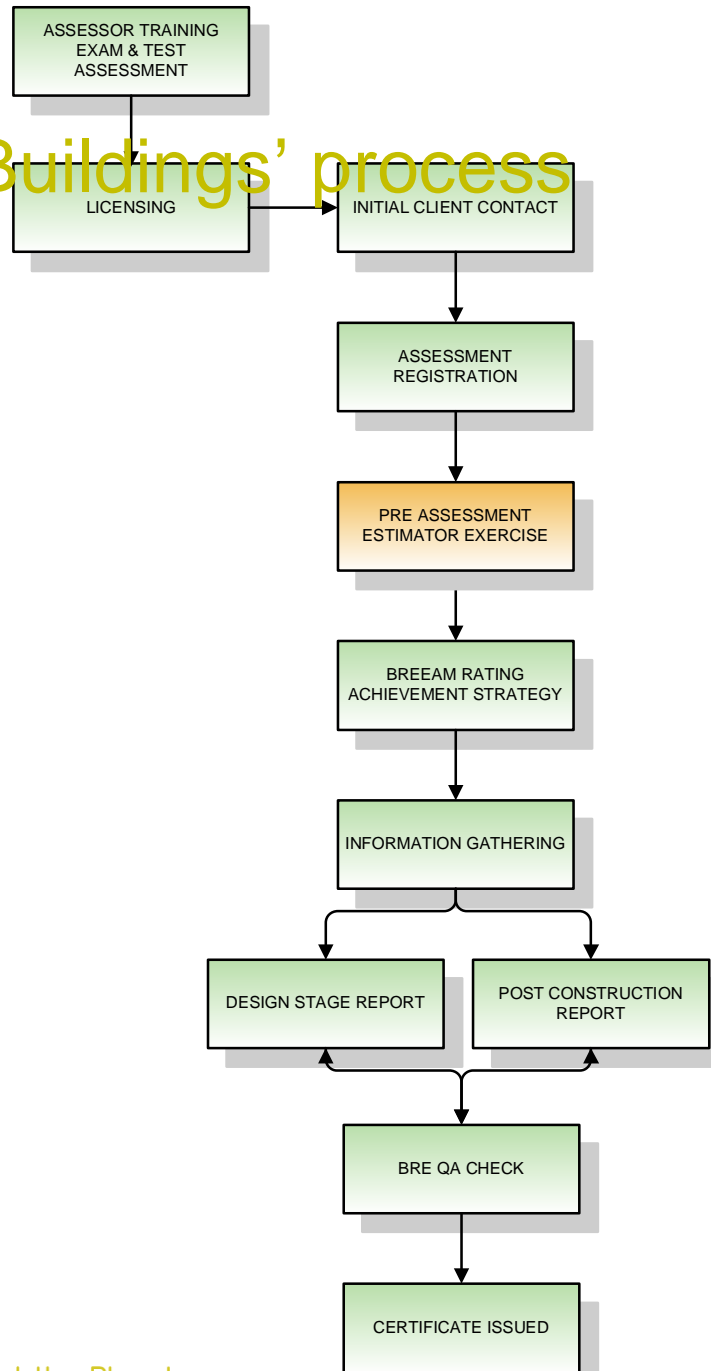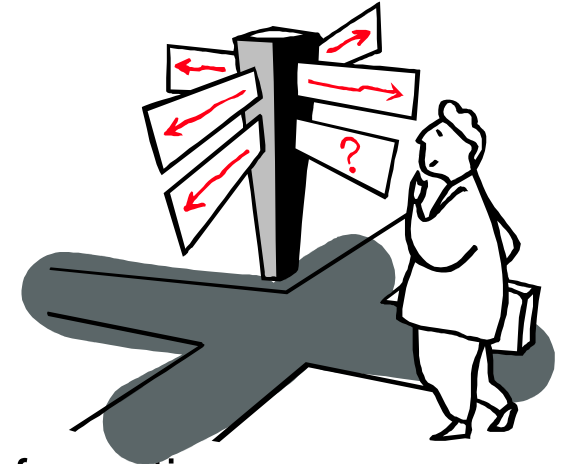
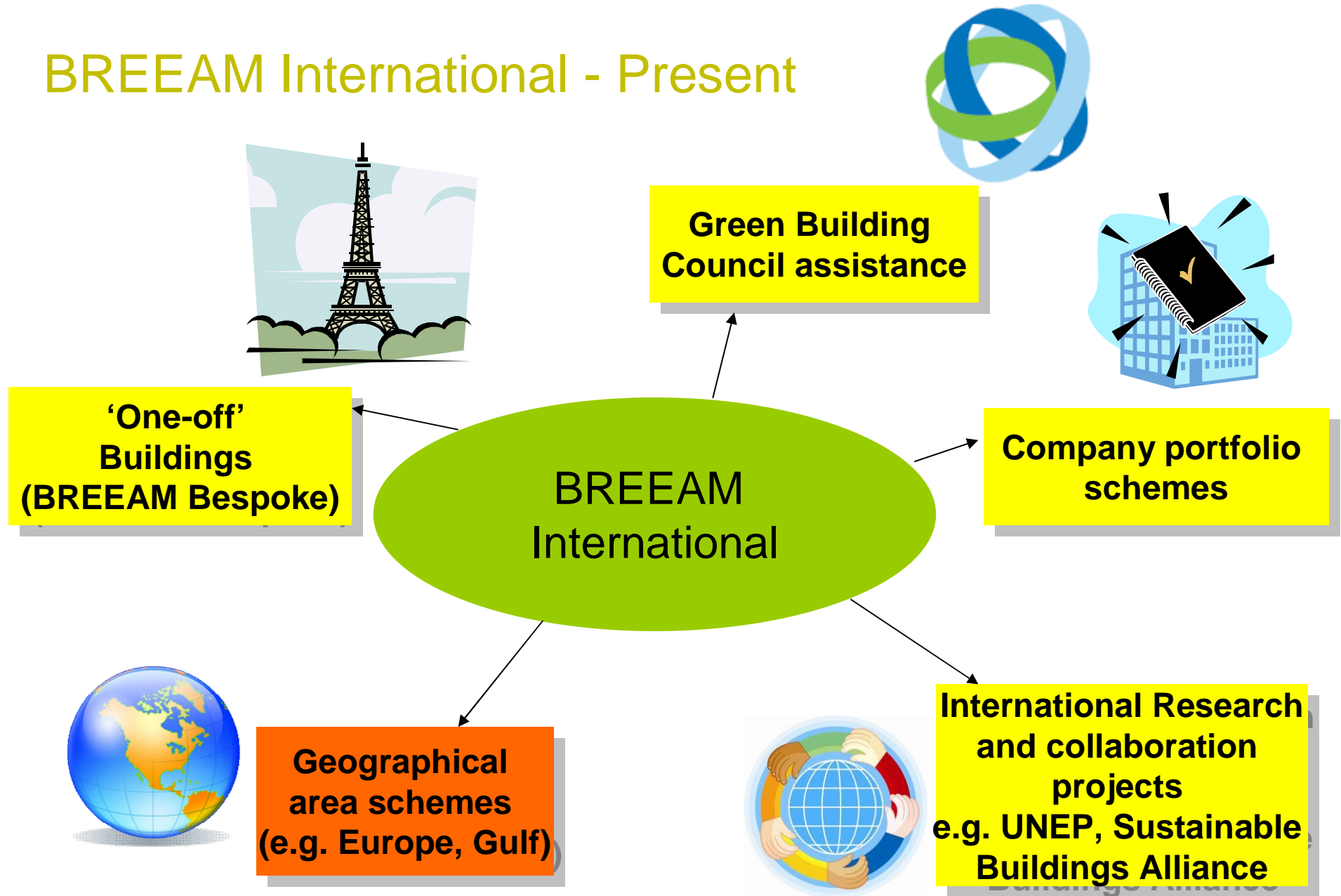# What does BREEAM cover?

- All building types
  - Standard schemes for common building types
  - Bespoke BREEAM for others

- All stages
  - Design – new build and refurbishments
  - Construction – new build and refurbishments
  - Operation – existing buildings

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Life cycle stages

- **Design stage**
  - Based on specifications and pre-development information
  - Options for shell & core or fit-out assessments

- **Post construction review**
  - 'As built' review and verification of design stage assessment

- **BREEAM In Use**
  - Environmental management tool for property portfolios
  - Formal certification possible

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BREEAM International - Present

Green Building Council assistance

'One-off' Buildings (BREEAM Bespoke)

BREEAM International

Company portfolio schemes

Geographical area schemes (e.g. Europe, Gulf)

International Research and collaboration projects e.g. UNEP, Sustainable Buildings Alliance

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BREEAM International assessors

- 663 trained assessors

- 284 licensed assessors

- 195 licensed organisations

- 24 countries

- www.greenbooklive.com

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BREEAM Europe schemes

- Currently being assessed:

  - 35 Retail projects

  - 58 Offices projects

  - 5 Industrial projects

- Already certified:

  - 4 Retail

  - 4 Offices

- Overall 106 assessments since 2008

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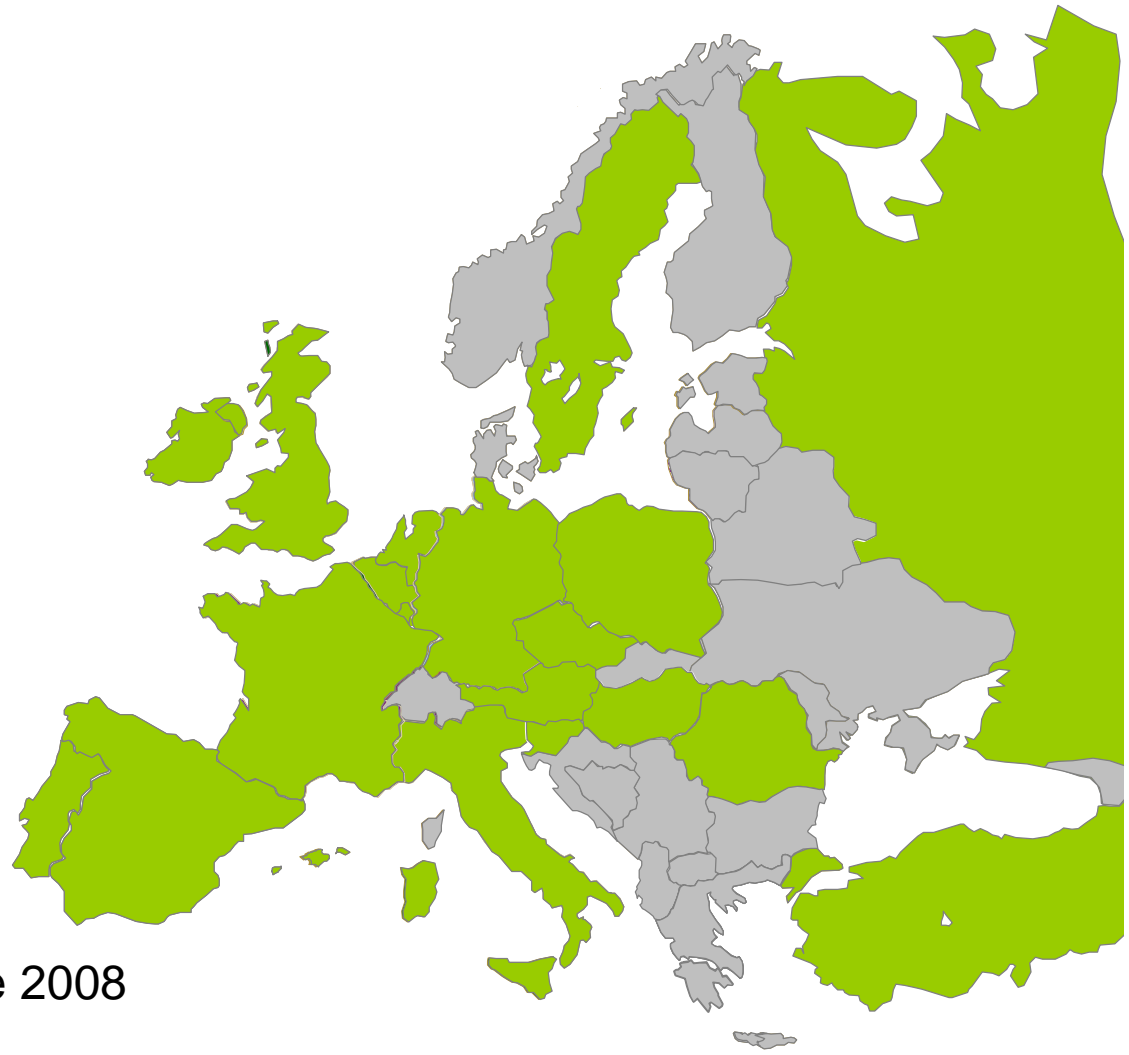
Examples of certified projects

Centrum Galerie Dresden, Multi, Germany
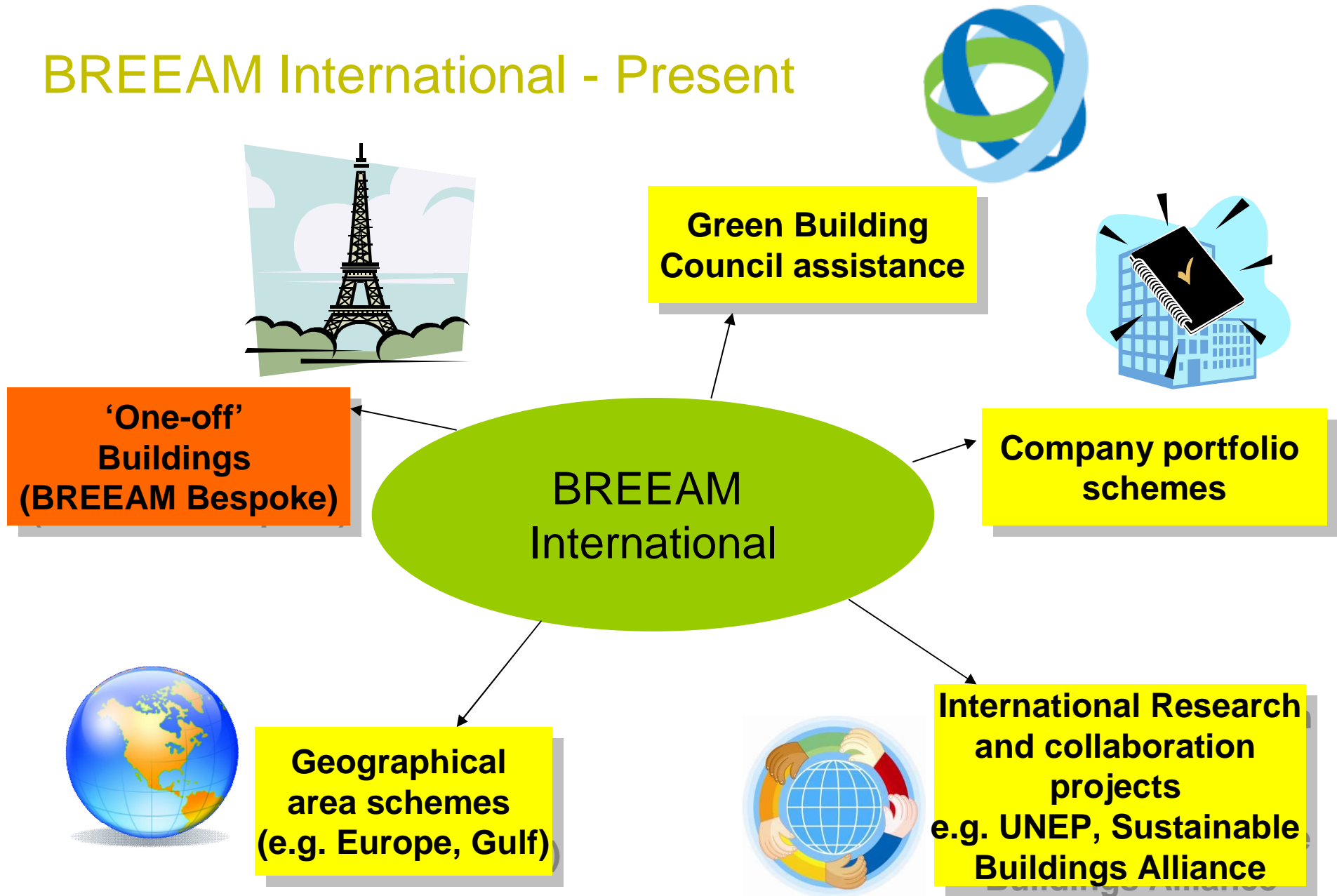
BREEAM Excellent
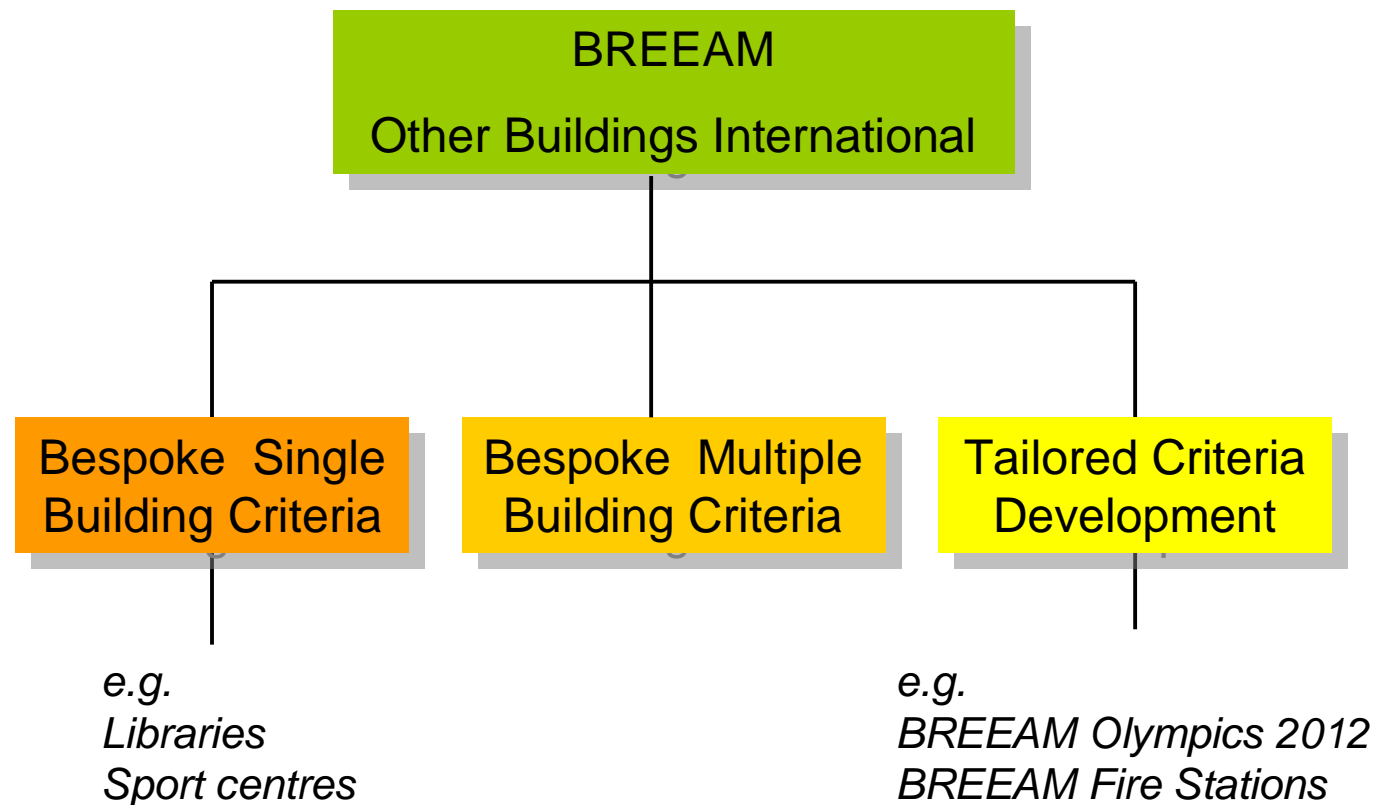
Erzurum shopping centre, Redevco, Turkey

BREEAM Very Good
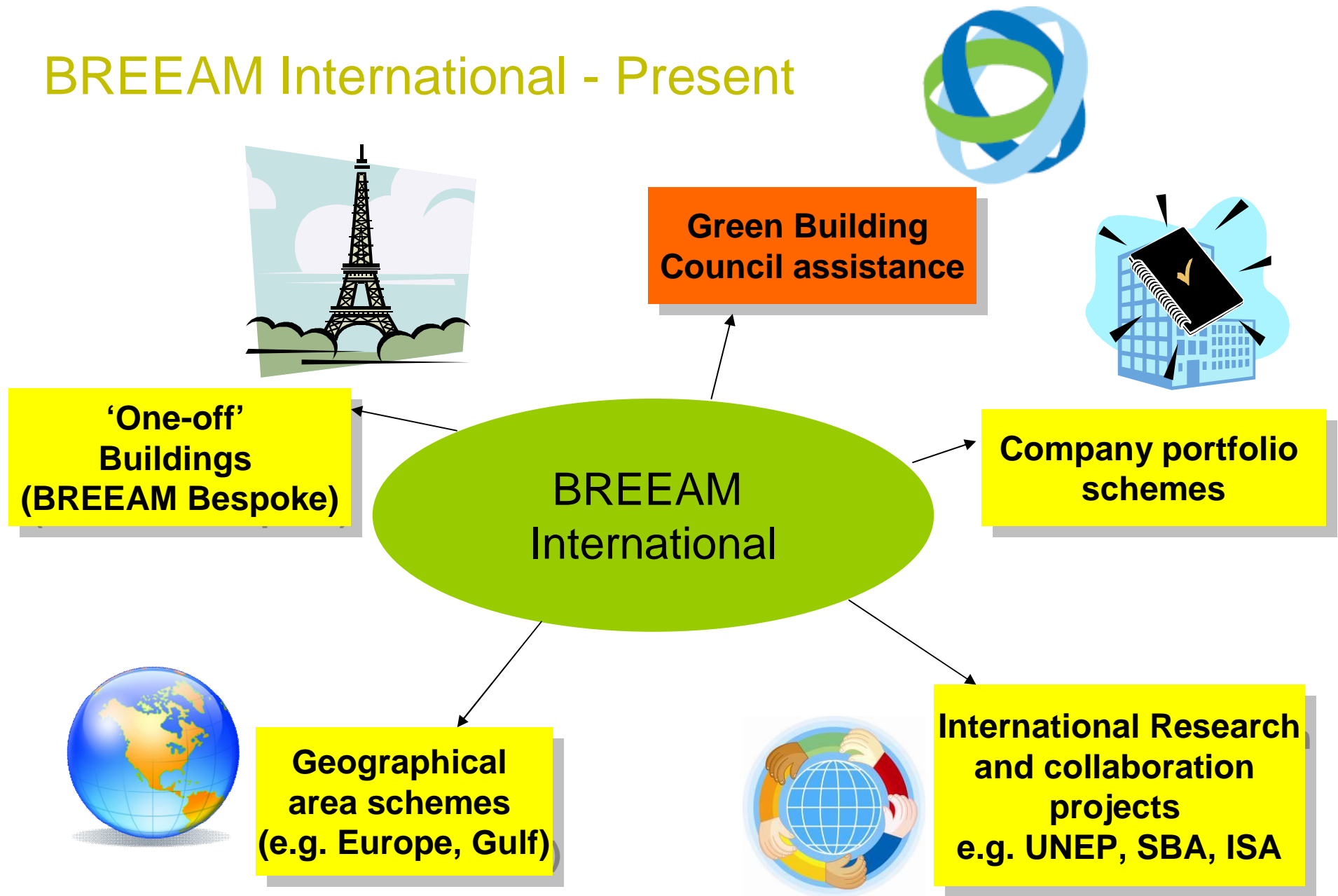
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BREEAM Other Buildings (aka Bespoke)

BREEAM Other Buildings covers a family of BREEAM UK and International schemes

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              BREEAM
      Other Buildings International
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Bespoke Single Building Criteria	Bespoke Multiple Building Criteria	Tailored Criteria Development

e.g.
Libraries
Sport centres

e.g.
BREEAM Olympics 2012
BREEAM Fire Stations

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BREEAM International - Present

Green Building Council assistance

'One-off' Buildings (BREEAM Bespoke)

BREEAM International

Company portfolio schemes

Geographical area schemes (e.g. Europe, Gulf)

International Research and collaboration projects e.g. UNEP, SBA, ISA

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Uptake of BREEAM on a national level

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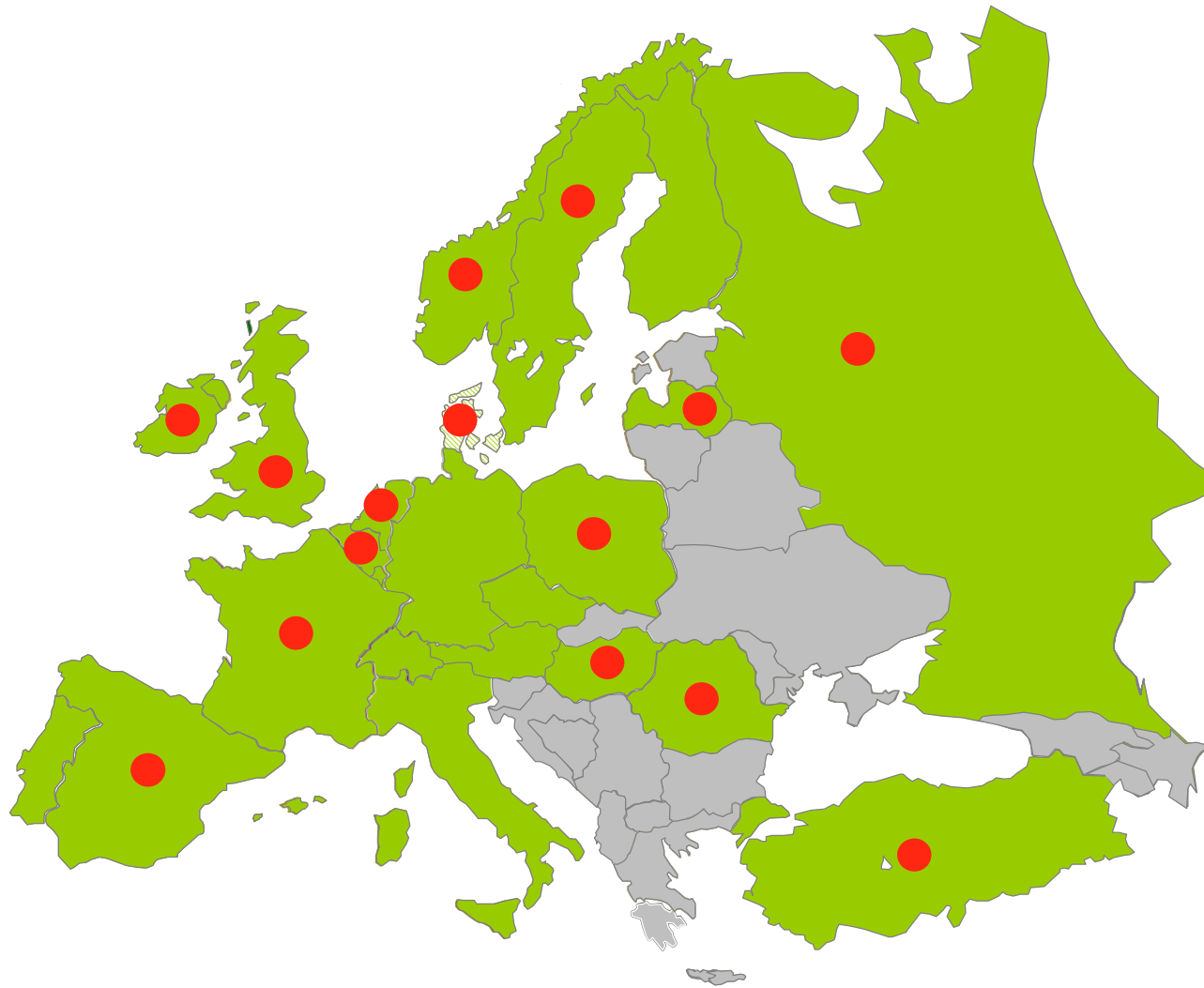
Key factors to be taken into account

- Climate
- Ecology
- Construction materials
- Culture
- Construction practices
- Building Regulations
- Infrastructure
- Historical context
- Political decisions
- Geography…

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Examples

- A different climate may impact on:
  - Weightings
  - Cooling strategy & energy consumption
  - Type of renewable technologies

- Different infrastructures may impact on:
  - Capacity to recycle waste
  - Capacity to cycle to and from buildings

- Different construction practices may impact on:
  - Risk of legionellosis contamination

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BREEAM National schemes

- Currently BREEAM NL for commercial and education buildings are the only national BREEAM schemes available.

Note

- – Countries currently working on adapting BREEAM are: Spain, France, Turkey, Latvia

- – BREEAM International assessors are kept informed of BREEAM developments internationally

- – Documentation will be available in English on the BREEAM Extranet

Contact details

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- www.breeam.org

  - *BREEAM fact file*
  - *Comparison of International environmental assessment methods*

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