

devon

***Sustainable  
Buildings***

**BREEAM  
2008**

*24 November 2008*

renaissance  
working for rural prosperity



# What is BREEAM?

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BREEAM is the Building Research Establishment's Environmental Assessment Method and is used to assess the environmental performance of new and existing buildings.



# What is Assessed?

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A BREEAM assessment involves inspections by a licensed BREEAM assessor. The assessor measures the performance of the building in nine categories:

**Management of the Building**  
**Health and Wellbeing**  
**Energy**  
**Transport**  
**Water**  
**Materials**  
**Waste**  
**Land Use & Ecology**  
**Pollution**

The assessment looks at each of these areas and awards credits according to the performance of the building against specific criteria. The credits in each of these areas are then added together to produce an overall score based on a weighting system. Additional innovation credits can be awarded.

**The available ratings are Pass, Good, Very Good, Excellent and Outstanding.**



# What sectors does BREEAM cover?

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BREEAM Offices

BREEAM Industrial

BREEAM Bespoke

BREEAM Courts

BREEAM EcoHomes

BREEAM EcoHomes XB

BREEAM International

BREEAM Multi Residential

BREEAM Prisons

BREEAM Retail

BREEAM Schools



# BREEAM Stages of Assessment

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BREEAM Industrial/Offices can be used to assess building development at the following stages:

Design stage leading to an interim BREEAM certificate

Post-construction stage leading to a final BREEAM certificate



# Type of building projects that can be assessed with BREEAM

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**Industrial: Storage and distribution warehouses, light industrial/factory units and workshops**

**Offices: Office areas and associated functions/areas**

Whole new buildings

Major refurbishments of existing buildings

New build extensions to existing buildings

A combination of new-build and existing building refurbishment

New build or refurbishments which are part of a larger mixed use building

Existing building fit-out

“In use” assessment – TBA?



# The benefits of a BREEAM assessment for occupiers

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## **Improved internal environment**

High indoor quality, good daylighting, occupant control and low ambient noise levels lead to:

- Increased productivity
- Staff retention and attraction
- Improved corporate image
- Good staff relations
- Reduced sick leave

## **Increased flexibility**

- Reduced tenancy ownership risks
- Reduced down time through fit-out and refurbishment

## **Reduced operating costs**

- Increased profitability for business and reduced utility bills for home



# The benefits of a BREEAM assessment for designers

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## **Enhanced knowledge**

Increased skills base

Reduced research and design time

Improved client understanding; enhanced chances of a successful outcome

## **Improved image**

Increased market appeal

Improved corporate image

## **More efficient project management**

Improving the predictability of costs/ delivery both on the design process and the specification of products

## **Client satisfaction**

As a result of improved understanding, additional market appeal and more efficient project management

## **Reduced capital costs**

Although more money may be spent on the design process many environmentally constructed buildings save money by reducing mechanical plant and the use of expensive (resource intensive) materials



# The benefits of a BREEAM assessment for investors and developers

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## **Enhanced marketability**

Recognised brand associated with quality buildings and organisations with active corporate social responsibility agendas

Represents a low risk investment choice

## **Increased flexibility**

Reduced letting voids

Increased investment security

## **Good return on investment**

Desirable buildings give a high rate of return and a low void rate



## Who requires BREEAM assessments

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English Partnerships

OGC (Office of Government Commerce)

DCSF (Department for Children, Schools and Families)

Housing Corporations

Welsh Assembly Government

Regional Development Agencies

Local Authorities



## BREEAM Offices and Industrial 2008 - Credits

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Management	Credits available	Minimum BREEAM Standards				
		Pass	Good	Very Good	Excellent	Outstanding
Commissioning	2	1	1	1	1	2
Considerate Constructors	2				1	2
Construction Site impacts	4					
Building User Guide	1				1	1
Security	1					

## BREEAM Offices and Industrial 2008 - Credits

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Health and Wellbeing	Credits available	Minimum BREEAM Standards				
		Pass	Good	Very Good	Excellent	Outstanding
Daylighting	1					
View out	1					
Glare control	1					
High frequency lighting	1	1	1	1	1	1
Internal and external lighting levels	1					
Lighting zones and controls	1					
Potential for natural ventilation	1					
Indoor air quality	1					
Volatile Organic Compounds	1					
Thermal comfort	1					
Thermal zoning	1					
Microbial Contamination	1	1	1	1	1	1
Acoustic performance	1					
(Ind only) Office space	2					

## BREEAM Offices and Industrial 2008 - Credits

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Energy	Credits available	Minimum BREEAM Standards				
		Pass	Good	Very Good	Excellent	Outstanding
Reduction of CO <sub>2</sub> emissions	15				6	10
Sub-metering of substantial energy uses	1			1	1	1
Sub-metering of high energy load areas and tenancy	1					
External lighting	1					
Low (or) zero carbon technologies	3				1	1
(Ind only) Building fabric performance & avoidance or air infiltration	1					
(Ind only) Cold storage	3					
Lifts	2					
(Off only) Escalators and travelling walkways	1					



## BREEAM Offices and Industrial 2008 - Credits

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Transport	Credits available	Minimum BREEAM Standards				
		Pass	Good	Very Good	Excellent	Outstanding
Provision of public transport	3					
Proximity to amenities	1					
Cyclist facilities	2					
Pedestrian and cycle safety	1					
Travel Plan	1					
Maximum car parking capacity	2					
(Ind only) Deliveries and manoeuvring	1					



## BREEAM Offices and Industrial 2008 - Credits

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Water	Credits available	Minimum BREEAM Standards				
		Pass	Good	Very Good	Excellent	Outstanding
Water consumption	3		1	1	1	2
Water meter	1		1	1	1	1
Major leak detection	1					
Sanitary supply shut off	1					



## BREEAM Offices and Industrial 2008 - Credits

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Materials	Credits available	Minimum BREEAM Standards				
		Pass	Good	Very Good	Excellent	Outstanding
Materials specification (major building elements)	4					
Hard landscaping and boundary protection	1					
Re-use of building façade	1					
Re-use of building structure	1					
Responsible sourcing of materials	3					
Insulation	2					
Designing for robustness	1					



## BREEAM Offices and Industrial 2008 - Credits

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Waste	Credits available	Minimum BREEAM Standards				
		Pass	Good	Very Good	Excellent	Outstanding
Construction site waste management	4					
Recycled aggregates	1					
Recyclable waste storage	1				1	1
(Ind only) Compactor/Baler	1					
(Off only) Floor finishes	1					

## BREEAM Offices and Industrial 2008 - Credits

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Land use and ecology	Credits available	Minimum BREEAM Standards				
		Pass	Good	Very Good	Excellent	Outstanding
Re-use of land	1					
Contaminated land	1					
Ecological value of site AND protection of ecological features	1					
Mitigating ecological impact	2			1	1	1
Enhancing site ecology	3					
Long term impact on biodiversity	2					

## BREEAM Offices and Industrial 2008 - Credits

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Pollution	Credits available	Minimum BREEAM Standards				
		Pass	Good	Very Good	Excellent	Outstanding
Refrigerant GWP – Building services	1					
Preventing refrigerant leaks	2					
(Ind only) Refrigerant GWP – Cold storage	1					
NOx emissions from heating source	3					
Flood risk	3					
Minimising watercourse pollution	1					
Reduction of night time light pollution	1					
Noise attenuation	1					



## BREEAM Offices and Industrial 2008 - Credits

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Innovation	Credits available	Minimum BREEAM Standards				
		Pass	Good	Very Good	Excellent	Outstanding
Considerate Constructors	1					
Daylighting	1					
Reduction of CO <sub>2</sub> emissions	2					
Low (or) zero carbon technologies	1					
Water meter	1					
Materials specification	1					
Responsible sourcing of materials	1					
Construction site waste management	1					



# Credits not pursued by Okehampton Business Centre (BREEAM 2006 version)

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**Health & Well Being** – Glare control,  
Internal air pollution, Thermal zoning,  
Acoustic performance

**Transport** – Provision of public transport,

**Materials** – Re-use of building façade, Re-  
use of building structure, Recycled  
aggregates, Responsible sourcing of  
materials

**Land Use & Ecology** – Re-use of land,  
Contaminated land

**Pollution** – Insulant GWP, NO<sub>x</sub> emissions of  
heating source



## Contact:

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