

# BREEAM

## What is BREEAM?

Building Research Establishment Environmental Assessment Method (BREEAM) is the most widely recognised method of assessing the environmental quality of building design.

BREEAM provides a credible and transparent assessment methodology and associated certification for quantifying the environmental performance of both new and existing buildings.

## Why do the BREEAM assessment?

Although BREEAM is currently a voluntary scheme, achieving a BREEAM rating is increasingly becoming a requirement for public sector organisations, and future Government directives could well make it a must for all commercial buildings. By adopting BREEAM now and planning an assessment into your building, you could pre-empt potential legislation, saving you time and money in the future.

## How does BREEAM work in practice?

The assessment process takes the form of an external audit carried out by a licensed BREEAM Assessor, during which credits are awarded relating to a range of environmental issues at global, local and indoor impact levels.

The credits achieved are translated into a single overall BREEAM rating (Pass, Good,

Very Good, Excellent and Outstanding and a BREEAM certificate is then issued direct from the Building Research Establishment (BRE).

## What does the BREEAM assessment involve?

There are two assessment stages - Design Stage and Post Construction Stage.

### Design Stage (DS)

Leading to an interim BREEAM certificate. The formal DS assessment is carried out at the scheme design or detailed design stages.

### Post-Construction Stage (PCS)

Since August 2008, post construction review is mandatory. Subject to this, a final BREEAM Certificate will be issued. PCS assessment is carried out after practical completion of the building works but before handover and occupation of the building.

## What type of building projects can be assessed using BREEAM?

- New buildings (whole building only)
- Major refurbishments of existing buildings
- New build extension to existing buildings

## What factors are considered?

BREEAM assesses the performance of buildings in the following 9 areas:

- Management: overall management policy, commissioning site management and procedural issues
- Health and well-being: indoor and external issues affecting health and well-being
- Energy: operational energy and carbon dioxide (CO<sub>2</sub>) issues
- Transport: transport-related CO<sub>2</sub> and location-related factors
- Water: consumption and water efficiency
- Waste: site waste management and recycle scheme
- Land use & Ecology: Greenfield and Brownfield sites, ecological value conservation and enhancement of the site
- Pollution: air and water pollution issues

