

The world's foremost environmental assessment method and rating system for buildings



---

## **BREEAM is the world's foremost environmental assessment method and rating system for buildings, with 200,000 buildings with certified BREEAM assessment ratings and over a million registered for assessment since it was first launched in 1990.**

---

BREEAM sets the standard for best practice in sustainable building design, construction and operation and has become one of the most comprehensive and widely recognised measures of a building's environmental performance.

A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology.

---

### **Getting an assessment**

---

A certificated BREEAM assessment is delivered by a licensed organisation, using assessors trained under UKAS accredited competent person scheme, at various stages in a building's life cycle.

---

### **What does BREEAM do?**

---

BREEAM addresses wide-ranging environmental and sustainability issues and enables developers, designers and building managers to demonstrate the environmental credentials of their buildings to clients, planners and other parties. BREEAM:

- Uses a straightforward scoring system that is transparent, flexible, easy to understand and supported by evidence-based science and research
- Has a positive influence on the design, construction and management of buildings
- Defines and maintains a robust technical standard with rigorous quality assurance and certification

---

### **Who uses BREEAM?**

---

**Clients, planners, development agencies, funders and developers** use BREEAM to specify the sustainability performance of their buildings in a way that is quick, comprehensive, highly visible in the marketplace and provides a level playing field.

**Property agents** use it to promote the environmental credentials and benefits of a building to potential purchasers and tenants.

**Design Teams** use it as a method to improve the performance of their buildings and their own experience and knowledge of environmental aspects of sustainability.

**Managers** use it to reduce running costs, measure and improve the performance of buildings, empower staff, develop action plans and monitor and report performance at both the single and portfolio level.

BREEAM provides

- Market recognition for low environmental impact buildings
- Confidence that tried and tested environmental practice is incorporated in the building
- Inspiration to find innovative solutions that minimise the environmental impact
- A benchmark that is higher than regulation
- A system to help reduce running costs, improve working and living environments
- A standard that demonstrates progress towards corporate and organisational environmental objectives

---

### **The scope of BREEAM**

---

BREEAM covers all building types, schools, healthcare buildings, offices, industrial units and more. For the housing sector, there are a number of variants:

- The UK Government's Code for Sustainable Homes (CSH) replaced EcoHomes for the assessment of new housing in England, Wales and Northern Ireland
- BREEAM EcoHomes for new homes in Scotland
- BREEAM Multi-Residential covering buildings housing many individuals and offering shared facilities

Loudoun Square, Cardiff.  
BREEAM Excellent-rated  
healthcare facility and an award  
winning building in Wales in 2011



## How BREEAM works

BREEAM rewards performance above regulation which delivers environmental, comfort or health benefits. BREEAM awards points or 'Credits' and groups the environmental impacts as follows:

- Energy: operational energy and carbon dioxide (CO<sub>2</sub>)
- Management: management policy, commissioning, site management and procurement
- Health and Wellbeing: indoor and external issues (noise, light, air, quality etc)
- Transport: transport-related CO<sub>2</sub> and location related factors
- Water consumption and efficiency
- Materials: embodied impacts of building materials, including lifecycle impacts like embodied carbon dioxide
- Waste: construction resource efficiency and operational waste management and minimisation
- Pollution: external air and water pollution
- Land Use: type of site and building footprint
- Ecology: ecological value, conservation and enhancement of the site

The total number of points or credits gained in each section is multiplied by an environmental weighting factor which takes into account the relative importance of each section. Section scores are then added together to produce a single overall score.

**Once the overall score for the building is known this is translated into a rating on a scale of:**

- Pass
- Good
- Very Good
- Excellent
- Outstanding

A star rating from 1 to 5 stars is also provided:



BREEAM Excellent-rated Cardiff Library.



Clients use BREEAM to specify the sustainability performance of their buildings in a way that is quick, comprehensive, highly visible in the marketplace and provides a level playing field.

## Assessor Training

BRE holds training courses at our headquarters in Watford and at venues outside the UK for BREEAM International training. Courses provide a thorough understanding of the assessment process and also provide a broader understanding of sustainability issues. For the latest information and for dates of forthcoming training go to [www.breeam.org/events](http://www.breeam.org/events)

## BREEAM AP

The BREEAM Accredited Professional qualification recognises specialist skills in sustainability and environmental design combined with a high level of competence in the BREEAM assessment process. It is aimed at architects, engineers and others with design skills and responsibilities.



## BREEAM Communities

To improve the sustainability of our built environment, there is now a strong focus on communities, especially on communities which provide integrated working, living and recreational facilities. BREEAM Communities is a certification scheme to independently certify development proposals at the planning stage.

Search for BREEAM certified buildings on GreenBookLive

You can search for BREEAM certified buildings at [www.greenbooklive.com/breeambuildings](http://www.greenbooklive.com/breeambuildings). This provides information on the location, rating and type of building for all projects certified under BREEAM 2008 schemes onwards.

BREEAM Excellent-rated Barking Hospital.



## BREEAM In-Use

A significant opportunity to address the environmental impact of buildings lies in better management and improvement of the existing building stock. BREEAM In-Use is a scheme to help building managers reduce the running costs and improve the environmental performance of existing buildings. It consists of a standard, an easy-to-use assessment methodology and a 3rd party certification process that provides a clear and credible route map to improving sustainability. BREEAM In-Use can assist users to:

- Reduce operational costs
- Enhance the value and marketability of property assets
- Give a transparent platform for negotiating building improvements with landlords and owners
- Provide a route to compliance with environmental legislation and standards,
- Give greater engagement with staff in implementing sustainable business practices
- Provide opportunities to improve staff satisfaction with the working environment with the potential for significant improvements in productivity



Docks 76 retail development in Rouen, France.

## Country-specific BREEAM schemes

As part of our sustainability commitment for the built environment, promoting and influencing sustainability practices across the globe, we engage directly with selected organisations, assisting them in developing their own national sustainability assessment method.

National schemes are adapted to local social, cultural and climatic conditions, translated in the local language with local assessors and aligned with the country's building regulations. Such schemes can act as a mass market driver to influence the local construction industry to go above and beyond building regulations. Once we have approved a new scheme for a specific country, we sign a Framework Agreement with a National Scheme Operator, which may be a government body, a national Green Building Council or other relevant organisation.

## National Scheme Operators (NSOs)

Country-specific local schemes that are BREEAM affiliated are owned and developed by a Scheme Operator, for example BRE Global is the Scheme Operator for the UK (BREEAM UK), the Dutch Green Building Council is the National Scheme Operator for the Netherlands (BREEAM NL) and the Instituto Tecnológico de Galicia is the National Scheme Operator for Spain (BREEAM ES). The Schemes developed by National Scheme Operators can take any format as long as they comply with the requirements established by the Code for a Sustainable Built Environment. The local Scheme can be developed from new:

- by adapting BREEAM UK, European or International Schemes to the local context
- by interpreting the BREEAM Core Technical Standard for the local context

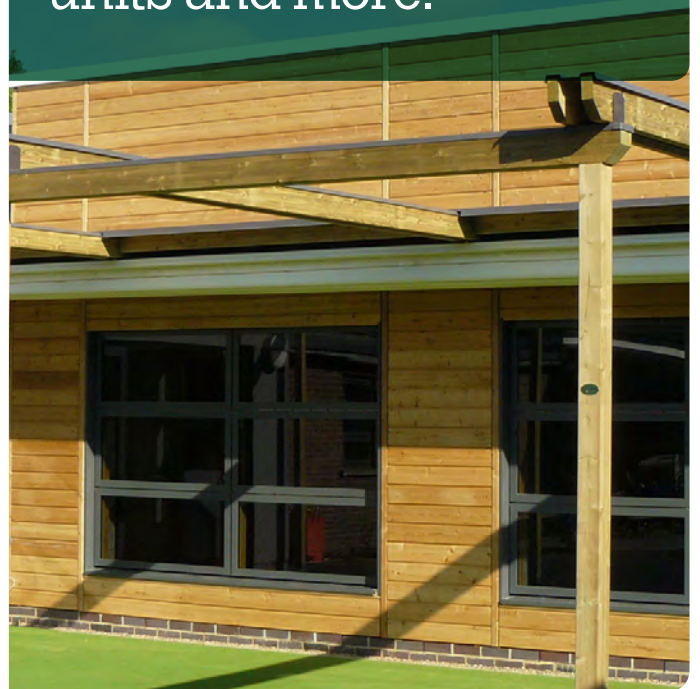
BREEAM covers all building types, schools, healthcare buildings, offices, industrial units and more.

## About BRE Global

BRE Global Limited (incorporating BREEAM & LPCB) is an independent third party approvals body offering certification of fire, security and sustainability products and services to an international market. BRE Global's product testing and approvals are carried out by internationally recognised experts in renowned testing laboratories. BRE Global Limited is a custodian of a number of world leading brands including:

- BREEAM is the leading environmental method for buildings, sets the standard for best practice in sustainable design and has become the de-facto measure of a building's environmental performance
- LPCB for the approval of fire and security products and services, listed in the Red Books

BRE Global is part of the BRE Group, the trading subsidiary of the BRE Trust, a registered research and education charity.



BREEAM Excellent-rated Bygrove School in East London.

**bre**

### **BRE Global**

Bucknalls Lane, Watford  
United Kingdom  
WD25 9XX

T +44 (0)1923 664462  
F +44 (0)1923 664103  
E [breeam@bre.co.uk](mailto:breeam@bre.co.uk)  
W [www.breeam.org](http://www.breeam.org)

BREEAM is a registered trade mark owned by BRE (the Building Research Establishment Ltd. Community Trade Mark E5778551). The BREEAM marks, logos and symbols are the Copyright of BRE and are reproduced by permission.

### **BRE Trust**

The BRE Trust uses profits made by BRE Group to fund new research and education programmes, that will help it meet its goal of 'building a better world together'.

The BRE Trust is a registered charity in  
England & Wales: No. 1092193, and Scotland: No. SC039320.