

BRE Environmental & Sustainability Standard



BES 5058: ISSUE 1.1

BREEAM in Use

This standard covers major environmental issues which affect buildings throughout their operational life

It is also compatible with major regulatory and corporate reporting systems including energy performance certificates (EPCs); Display Energy Certificates (DECs); the IPD Environment Code; ISO 14001; RR (Fire safety) Order; Global Reporting Initiative (GRI) etc.

This standard is relevant to all non-domestic commercial, industrial, retail and institutional buildings.

This standard sets out the scope of assessments carried out under BREEAM in Use. Application of this standard is carried out in accordance with national Scheme Documents that tailor the assessment to local national regulations and standards. These may be developed locally and approved by BRE Global.

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PARTICIPATING ORGANISATIONS

This standard was approved by the BRE Global Sustainability Board. The following organisations participated in the preparation of this standard:-

Mendip District Council
 Olympic Delivery Authority
 Feilden Clegg Bradley
 Land Securities Trillium
 Beyond Green
 UK Green Building Council
 The Housing Corporation
 Academy for Sustainable Communities
 English Partnerships
 WWF-UK
 Home Builders Federation
 Co-op Banking
 British Property Federation
 NHBC
 Inbuilt Ltd
 Construction Products Association
 Arup
 Forum for the Future
 Stanhope plc

REVISION OF BRE ENVIRONMENTAL & SUSTAINABILITY STANDARDS

BRE Environmental & Sustainability Standards will be revised by issue of revised editions or amendments. Details will be posted on our website at:

www.GreenBookLive.com.

Technical or other changes which affect the requirements for the approval or certification of the product or service will result in a new issue. Minor or administrative changes (e.g. corrections of spelling and typographical errors, changes to address and copyright details, the addition of notes for clarification etc.) may be made as amendments.

The issue number will be given in decimal format with the integer part giving the issue number and the fractional part giving the number of amendments (e.g. Issue 3.2 indicates that the document is at Issue 3 with 2 amendments).

Users of BRE Environmental & Sustainability Standards should ensure that they possess the latest issue and all amendments.

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Foreword

This standard has been produced to enable provision of information about the environmental performance of:

- the building (Asset Rating);
- the operation of the building (Building Management Rating);
- how clients are managing their activities within the building (Organisational rating).

The information will enable regulators, clients, tenants, buildings managers and investment managers to establish the environmental sustainability of their existing buildings (and/or portfolios), their operation and activities which in turn will help them to both reduce their costs and improve their environmental sustainability.

BREEAM in Use can be used internationally. It is applied through BRE Global approved national Scheme Documents relating to local regulatory and property management frameworks and standards applicable in the country of assessment. The following issues and relative weightings given in Parts 1, 2 and 3 of this standard may be tailored for use outside of the UK subject to approval from BRE Global.

A commitment to use BREEAM in Use is included within the BREEAM Design and Procurement and Post Construction requirements for an Outstanding Rating.

NOTES

1. Compliance with this BES does not of itself confer immunity from legal obligations. Users of BESs should ensure that they possess the latest issue and all amendments.
2. BRE Global welcomes comments of a technical or editorial nature and these should be addressed to “the Technical Director” at enquiries@breglobal.co.uk.
3. BRE and BRE Global are owned by the BRE Trust which is a registered charity. For further information on our services please contact BRE Global, Watford, Herts. WD25 9XX or e-mail to enquiries@breglobal.co.uk

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1. Scope

This standard (BES 5058) covers major environmental issues which affect buildings throughout their operational life including:

- energy and greenhouse gas emissions;
- water;
- waste;
- air quality;
- noise;
- lighting;
- property protection
- fire protection etc.

It is also compatible with major regulatory and corporate reporting systems including energy performance certificates (EPCs); Display Energy Certificates (DECs); the IPD Environment Code; ISO 14001; RR (Fire safety) Order; Global Reporting Initiative (GRI) etc.

This standard is relevant to all non-domestic commercial, industrial, retail and institutional buildings.

This standard sets out the scope of assessments carried out under BREEAM in Use. The full assessment criteria is not included within this standard but can be located at www.breeam.org/inuse when you register an asset. Note: There is a fee associated with registering an asset, full details of the scheme fees can be found on fee sheet FS021 which can be located at www.breeam.org/inuse. Application of this standard is carried out in accordance with national Scheme Documents that tailor the assessment to local national regulations and standards. These may be developed locally and approved by BRE Global.

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2. Structure

This standard is arranged in 3 Parts as follows:

Part 1	Asset performance – the inherent performance characteristics of the building based on its built form, construction and services
Part 2	Building management performance – the management policies, procedures and practices related to the operation of the building; the consumption of key resources such as energy, water and other consumables; and environmental impacts such as carbon and waste generation
Part 3	Organisational effectiveness – the understanding and implementation of management policies, procedures and practices; staff engagement; and delivery of key outputs

The core criteria, which are relevant to all building types, covered by the Standard, are listed in Parts 1 to 3 of this Standard. Detailed requirements, building specific criteria and assessment standards will be set out in the Scheme Documents **and assessment tool** that support this Standard, and which are provided to clients at certification.

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Part 1 – Asset Rating

The standards

Part 1 of this Standard provides a quality measure of a building's inherent performance characteristics based on its built form, construction and services.

A Part 1 assessment can be carried out independently of any assessment against Parts 2 or 3 of this standard.

Table 1 sets out the core scope of the Standard against which all Part 1 assessments will be carried out. It is not necessary to meet all of these criteria to achieve a rating against the Standard. Building type specific performance standards are set for these issues within the Scheme Documents.

Table 1 – Core Asset Rating Scope	
Assessment criteria	Section weighting
ENERGY	26.5%
Level of CO ₂ emissions*	
Sub-metering of substantial energy uses	
Sub-metering of areas/tenancy	
Renewable and low emission energy (built in)	
WATER	8.0%
Water consumption	
Water meter	
Leak detection systems	
Water recycling (use of rainwater / greywater (recycled water))	
MATERIALS	8.5%
Robustness (Impact protection / Durability/designing for longevity)	
Quality of asset (i.e. how well it has been maintained)	
Security (quality and maintenance status of systems)	
Fire protection (Remotely monitored fire alarms systems)	
WASTE	5%
Storage of recyclable waste	
HEALTH & WELLBEING	17.0%
Daylighting (provision and control)	
Artificial lighting design (quality; levels; control)	
Indoor air quality (ventilation rates; indoor air quality; microbial contamination)	
Thermal control	
Acoustic performance	
Drinking water provision (plumbed in water coolers)	

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Table 1 – Core Asset Rating Scope	
Assessment criteria	Section weighting
Outdoor space	
POLLUTION	14.0%
Ground/water pollution control measures	
Flood risk	
Flood management facilities (incl. Sustainable Urban Drainage (SUDs))	
Refrigerant type and leakage detection/control	
Emissions to air (incl. NOx)	
Land contamination	
TRANSPORT	11.5%
Proximity of amenities	
Cyclist facilities	
Accessibility/availability of public transport	
Pedestrian/cyclist safety	
LAND USE & ECOLOGY (Biodiversity)	9.5%
Ecological value (including enhancement)	

*Note (Not a part of this standard): The level of CO₂ emissions can be demonstrated by input of the EPC rating or an alternative method where a full EPC is not available

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Part 2 – Building Management Rating

The standards

Part 2 of this standard provides a qualitative measure of:

- management policies, procedures and practices related to the operation of a building;
- consumption of key resources such as energy, water and other consumables; and
- the environmental impacts of carbon and waste.

It is independent of the inherent environmental quality of the building itself. Such management policies may be applied at a building, estate level or corporate level but are assessed in terms of their implementation within the building.

A Part 2 assessment can be carried out independently of any assessment against Parts 1 or 3 of this standard.

Table 2 sets out the core scope of the Standard against which all Part 2 assessments will be carried out. It is not necessary to meet all of these criteria in order to achieve a rating against the Standard. Building type specific performance standards are set for these issues within the Scheme Documents.

Table 2 – Building Management Rating Scope	
Assessment criteria	Section weighting
ENERGY	31.5%
Level of CO ₂ emissions*	
Maintenance regime / schedules	
Energy audit	
Energy / CO ₂ monitoring, targeting & reduction	
Energy reporting/information	
Energy management	
WATER	5.5%
Maintenance of sanitary fittings and controls	
Water consumption monitoring	
MATERIALS	7.5%
Hazardous materials	
Security survey (covering building and site arrangements facilities)	
Security system remote monitoring	
Fire protection / resilience (Fire risk; emergency plan)	
HEALTH & WELLBEING	15.0%
Refurbishment policies	
Volatile organic compound policies	

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Table 2 – Building Management Rating Scope	
Assessment criteria	Section weighting
Cleaning policies	
Occupant satisfaction surveys	
Maintenance of lighting levels	
LAND USE & ECOLOGY	12.5%
Biodiversity action plan	
Ecological survey	
POLLUTION	13.0%
Management/maintenance of ground/water pollution control measures (incl. hazardous chemicals)	
Flood risk management plan and procedures (incl. Sustainable Drainage Systems)	
Maintenance procedures/plans	
Refrigerant leakage monitoring	
Control of emissions to air	
Land contamination	
Light pollution control	
MANAGEMENT (systems relating to the building(s) covered) Note: These may be corporate level systems but must be implemented in practice at the building level	15%
Building user guide	
Operating manuals	
Local environmental responsibility (staff designated) **	
Building user liaison mechanisms and education programme	
Environmental policy implementation (covering building level issues) **	
Environmental purchasing policy implementation (covering building level issues) **	
Environmental management system (covering building level issues)	
Condition survey	
Planned maintenance policy/plan	
Refurbishment policy (covering improvement to building fabric and systems)	

*Note (Not a part of this Standard): The level of CO₂ emissions can be demonstrated by input of the DEC rating or an alternative method where a full DEC is not available.

** Note: The scope of the assessment covers the local implementation of issues. Policies and procedures marked with a double asterisk relate to the operation and maintenance of the building. They include, but are not limited to, the following aspects of environmental management and responsibility:

- Occupant satisfaction surveys, feedback and targets
- Transport impact measurement and planning

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- Biodiversity impact assessment and local partnerships
- Measurement, reporting and targeting of building performance

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Part 3 – Organisational Rating

The Standards

Part 3 of this standard provides a framework for the assessment and evaluation of management policies, procedures and practices related to the activities that an organisation is carrying out in the building being assessed. It evaluates the quality of understanding and implementation of these management systems at the building or site level. Part 3 is independent of the inherent environmental quality of the building itself.

A Part 3 assessment can be carried out independently of any assessment against Parts 1 or 2 of this standard. Many of the issues covered in Part 3 are also covered in Part 2 in relation to the specific management and operation of the building and its services.

Table 3 sets out the scope of the standard against which all Part 3 assessments will be carried out. The specific application of these criteria to a building/site will be dependent on the nature of the organisation and its activities. These criteria will be applied as set out in the relevant Scheme Documents and the issues and scores listed in Table 3 are indicative.

Table 3 – Organisational Rating Scope	
Assessment criteria	Indicative Section weighting (based on office activities or similar)
MANAGEMENT (holistic management systems) <small>Note: These may be corporate level systems but must be implemented in practice at the building level</small>	12.0%
Building user liaison mechanisms and education programmes	
Environmental management system	
Local environmental responsibility (staff designated)	
Environmental policy	
Environmental purchasing policy implementation	
Environmental management system	
Business continuity plans (emergency)	
ENERGY	19.5%
Energy policies	
Energy and equipment purchasing policies	
Measuring and recording	
Targeting and monitoring	
Energy management training	
Carbon footprinting	
WATER	3.5%
Environmental policies	

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Table 3 – Organisational Rating Scope	
Assessment criteria	Indicative Section weighting (based on office activities or similar)
Purchasing policies	
Measuring and recording	
Targeting and monitoring	
Water management training	
MATERIALS	4.5%
Environmental policies	
Environmental purchasing policies	
Measuring and recording (materials/resources and waste)	
Targeting and monitoring (materials/resources and waste)	
Hazardous materials	
Security	
Fire protection / resilience	
WASTE	11.5%
Environmental policies	
Measuring and recording (materials/resources and waste)	
Targeting and monitoring (materials/resources and waste)	
Waste management plan	
Waste management training	
HEALTH & WELLBEING (Staff)	15.0%
Stakeholder engagement	
Staff development	
Staff feedback mechanisms	
Targeting and monitoring	
Management training	
TRANSPORT	18.5%
Green travel plans/initiatives to reduce impacts of travelling	
Measuring and recording travel impacts (i.e. transport surveys)	
Business travel policies and procedures	
Car sharing/staff travel schemes	
Delivery management	
Accessibility/availability of public transport	
LAND USE & ECOLOGY (Biodiversity)	5.0%
Biodiversity survey of site	
Biodiversity action plan	

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Table 3 – Organisational Rating Scope	
Assessment criteria	Indicative Section weighting <small>(based on office activities or similar)</small>
Enhancement of ecological value	
POLLUTION	10.5%
Management/maintenance of ground/water pollution control measures	
Flood risk management plan and procedures	
Control of emissions to air	
Land contamination	
Control of hazardous chemicals etc	

Notes:

1. Policies and procedures should cover steps taken to appropriately reduce, reuse, recycle, and train in relation to the organisations business activities.
2. Assessment takes account of the degree of implementation of such policies and
3. Procedures and incentives will be assessed at the building level.