

What is BREEAM?

BREEAM is an environmental assessment method that can be used to assess the environmental performance of any type of building (new and existing). Standard versions exist for common building types whilst less common building types can be assessed against tailored criteria under Bespoke BREEAM. Buildings outside the UK can also be assessed using BREEAM International.

The BREEAM family of assessment methods and tools are all designed to help construction professionals understand and mitigate the environmental impacts of the developments they design and build.

All BREEAM products are regularly updated to take advantage of new research and technology to reflect changing priorities in regulations and to ensure that BREEAM continues to represent best practice.

How can I get more information on BREEAM and the BREEAM family of tools?

Visit the BREEAM website at <http://www.breeam.org/> for further details on BREEAM and related tools and a downloadable BREEAM fact file.

How can BREEAM be used outside the UK?

BREEAM International can be used to assess a single development (BREEAM International: Bespoke) or, alternatively, BRE can assist in creating a BREEAM version for a specific country or region (BREEAM International: Accredited Scheme).

The strengths and benefits of BREEAM International are that it:

- Is tailored to suit local circumstances
- Addresses all key environmental issues
- Enables developers and designers to prove the environmental credentials of their building to planners and clients
- Enables a straightforward scoring system that is transparent and easy to understand
- Has a positive influence on the design, construction and management of buildings.
- Sets and maintains a robust technical standard with rigorous quality assurance and certification.

BREEAM International: Bespoke

The Bespoke BREEAM methodology has been developed to allow a BREEAM assessment to be carried out on any building type in any location and enables criteria to be developed for buildings on a project by project basis. Sometimes this requirement is led by a developer wishing to assess a single building whilst on other occasions it may be driven by a multi national company wanting to rate its entire stock using the same environmental assessment method.

Please note that we are able to start taking on BREEAM International Bespoke projects from January 2009. If you have a project you would like to discuss with us please email us at breeaminternational@bre.co.uk

As a result of our work on BREEAM International: Bespoke projects BRE has now developed standard versions of BREEAM International for the following regions and building types:

Continental Europe

BRE has been working within a number of clients in continental Europe to develop European BREEAM versions for Office, Retail Toyota Retail and Industrial (storage & distribution) buildings. These have now been finalised and are available on the BREEAM Extranet to be accessed by all BREEAM International assessors.

Gulf region

A version of BREEAM suitable for the Gulf region is now available for use by BREEAM International assessors. This version covers most common building types constructed in the Gulf such as offices, retail, hotels, leisure facilities, apartments etc.

BREEAM International: Accredited Scheme

BRE can also provide assistance to countries (through networks such as a national Green Building Councils or similar) wishing to develop their own national assessment method by developing an accredited BREEAM based system for its own circumstances.

What building types can be assessed using BREEAM?

BREEAM can be utilised to assess any building type such as:

- Offices
- Schools/Further Education Establishments
- Residential dwellings and developments
- Courts
- Industrial/Warehouse
- Hospitals
- Banks
- Retail Establishments
- Data Centres
- Airports

If I want to undertake a Bespoke BREEAM International project, how does the process work?

BRE will develop assessment criteria appropriate to the building type and location with the assistance of local construction consultants and the licensed BREEAM assessor. The BREEAM criteria will, wherever possible, be based on the building design exceeding legislative requirements and / or compliance with “best practice” guidance in the country of origin.

Once the assessment criteria have been finalised then the assessment will be carried out by the licensed BREEAM assessor as with a UK assessment. The assessor will then work with the project team to obtain suitable documentary information (drawings, specifications, calculations etc) to allow them to carry out the assessment. The assessor will also be able to provide the project team with advice on how to maximise the BREEAM rating if required.

When the BREEAM assessor has completed the BREEAM assessment report it will be submitted to BRE for quality assurance checks. Once the report has passed these checks BRE will issue a BREEAM certificate for the building.

For further details on this process please refer to Appendix A at the end of this document.

Who will carry out the assessment?

All BREEAM International assessments must be carried out by a licensed BREEAM International assessor.

- BREEAM assessor organisations are independent of BRE and a list of suitable organisations is available at <http://www.greenbooklive.co.uk>. The website is currently being updated with a country search facility so that each assessor organisation can clearly state where they are based and be searched for by regional office.

How can I become a BREEAM International assessor?

A specific training course has been developed for BREEAM International assessors with the first being held in September in Germany. Since then, we have run many other training courses in various locations across Europe.

This training course allows existing BREEAM assessors to upgrade to BREEAM International through a ‘top up’ training course, it also allows individuals with no previous training or experience to become a BREEAM International assessor through attending a three day training course. For further details on the BREEAM International training course please visit our website at www.bre.co.uk/events or contact us at breeam@bre.co.uk.

How long will the assessment take?

Bespoke assessments

The development of the Bespoke BREEAM criteria for international assessment involves collaboration between BRE, the BREEAM International assessor and the local consultant and, as a result, the time taken may vary. It is recommended that a time period of 4-5 months is allowed for this task.

The time taken to complete the assessment will also vary from project to project as it is dependant on the assessor gathering information which can sometimes be a lengthy process. As a result the assessment process could take anything from several months to several years, for a particularly large or complex project. A licensed BREEAM International assessor should be able to advise further on this issue.

Assessments registered under the standard schemes (Europe and Gulf)

Again, as with International bespoke projects, the time scales can vary from project to project and can be dependant on the size and complexity of the project in question. Please contact a licensed BREEAM International assessor for further information.

How much will it cost?

BRE fee

BRE will charge a lodgement fee per assessment to cover technical queries from the assessor, quality assurance and maintenance of the scheme. This applies to both bespoke international assessments and assessments registered under the standard schemes (Europe and Gulf). This is the only fee BRE charge when using the standard schemes.

The BRE fee for modifying assessment criteria when using BREEAM International Bespoke will vary depending on the complexity and location of the building. BRE can provide fee proposals for the development of criteria for projects on provision of building information such as general arrangement plans or accommodation schedules.

Assessor fee

The fee for the assessor services is in addition to the BRE fee's noted above. Any of the BREEAM International assessors on our website or www.greenbooklive.com may be contacted direct for such fee information.

What if I am interested in developing a BREEAM version for my country / region?

BRE is always interested in hearing from organisations and emerging Green Building Councils wishing to set up their own national or regional assessment schemes. Such organisations should contact BRE directly for further information.

Where are assessments being undertaken?

Assessment projects are already underway in a variety of countries such as:

- Abu Dhabi
- Algiers
- Dubai
- France
- Germany
- Hungary
- Italy
- Luxembourg
- Philippines
- Poland
- Qatar
- Romania
- Sweden
- Turkey
- USA

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In addition to the projects above we are also working with a number of clients who wish to use the BREEAM methodology to assess their European and global property development portfolios.

For information on buildings outside the UK that have already achieved BREEAM certification, please see:

- Quadrum Building, Budapest, Hungary
View a press release at:
<http://www.aiglincoln.com/hungary/en/news/206>
- European Investment Bank, Luxembourg
View a press release at:
<http://www.eib.org/about/news/environmental-certification-obtained-for-the-eibs-new-building-project.htm>
- Van de Kamp building, Los Angeles City College, USA
View a press release at:
http://www.propositiona.org/newsroom/awards/BREEAM/Community_College_News-LACCD_Project_Receivees_BREEAM_Certification.pdf

APPENDIX A

BREEAM International: Bespoke assessment process

Deliverables

The following tasks will be undertaken by BRE Global:

	Task	Timescale (guideline only)
1	Initial kick-off meeting between key members of the project team and BRE Global: Note: The purpose of this meeting is to enable BRE Global to gather basic information on the development and its proposed operation.	Within 2 weeks of receiving written acceptance of proposal.
2	BRE Global to produce draft BREEAM Bespoke International assessment criteria and scoring spreadsheet.	Within 4 weeks of kick-off meeting.
3	BRE Global to respond to project team's comments on draft criteria and produce final BREEAM Bespoke International criteria & scoring spreadsheet. The final criteria will be used by the BREEAM International assessor to carry out the assessment of the building. Please note that, once the final criteria & assessment spreadsheet have been issued, any amendments will incur an extra cost.	Within 5 weeks of receiving final comments on draft criteria.
4	BRE Global to provide quality assurance of the final assessment report (prepared by the assessor) in accordance with BRE's QA policies and procedures.	Within 2 weeks of submission of the final assessment report.
5	BRE Global to issue BREEAM certificate.	Within 1 week of assessment report passing final QA check.

Receivables

BRE Global will require input from the assessor and project team as follows:

	Task	Time required
1	Registration form to be submitted to BRE Global by BREEAM International assessor.	At proposal acceptance
2	Detailed information on building functions and operational / design constraints, as required. Please note that if adequate information is not provided at the kick-off meeting then the production of the draft assessment criteria may be delayed.	At kick off meeting.

3	Feedback from project team / assessor on assessment criteria and scoring (BRE Global deliverable 3).	<p>Within 4 weeks of receiving draft (unless agreed otherwise with BRE Global).</p> <p>Please note that if comments are not received within 3 months of issue of draft criteria then final criteria will be automatically be issued.</p>
3	Final assessment report (prepared by licensed BREEAM International assessor) to be submitted to BRE Global for quality checks.	<p>Within 3 years of the date of the proposal acceptance.</p> <p>Please note that failure to do so may require review of the criteria.</p>

Role of the local consultant

The role of the local expert is anticipated to be as follows:

- To review the UK compliance requirements and source local alternatives, where required by BRE. The requirements for alternative documentation will be identified by BRE in Phases 1 through 3.
- To work with the Bespoke BREEAM assessor to establish the equivalence of the local documentation they have sourced. This may involve summarising the salient points covered by such documentation in order that it may be presented to BRE for approval. This is especially important where local documentation is not available in English translation.

The skills that the local expert (or their organisation) should possess are as follows:

- An understanding of buildings in construction and operation (as applied locally) and the associated codes and standards that buildings in their country are expected to meet.
- An understanding of building services issues such as heating, lighting, ventilation and air conditioning systems etc.
- An awareness of the environmental impacts of buildings such as energy efficiency, occupant health issues, ecology, sustainable drainage, pollution etc.

As the local consultant is the conduit through which all information flows from the local design team to the UK based BREEAM team it is preferred if they are a consultant with whom the Client has previously worked and established a good working relationship.

Based on feedback from previous projects it is anticipated that the work involved in completing the above tasks is likely to take in the region of 5 – 10 working days for the local consultant however this is only a very rough estimate.