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NON-DOMESTIC NEWS

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BREEAM Mat 5 and Code for Sustainable Homes Mat 2 & 3: Responsible Sourcing issue - PEFC endorsement of the Malaysian Malaysian Timber Certification Scheme (MTCS) scheme

PEFC International has recently endorsed the Malaysian MTCS scheme; this endorsement therefore affects the responsible sourcing tier levels and criteria table (table 13) in BREEAM/CSH and how timber certified by MTCS is assessed by these schemes.

Currently Malaysian Timber Council Certified (MTCC) timber is classified as tier 3 in BREEAM and the CSH, any MTCC timber certified against the new PEFC endorsed scheme documents can be classified as tier 1 for the purposes of the BREEAM assessment. The PEFC endorsement only covers certificates issued against the latest MTCC scheme documents, it must be stressed therefore that any holders of certifications against the previous MTCC scheme documents, including the forest management standard MC&I 2001 or any parts thereof, are **NOT** PEFC endorsed and this timber must still be classified as Tier 3.

When seeking the higher tier level for MTCC certified timber the assessor will need to verify the above via the scope of the supplier's certificate.

The BREEAM/CSH guidance manuals will be amended at the next issue or full scheme update to reflect this change. For further information and guidance please visit the PEFC website:

http://www.pefc.org/internet/html/members_schemes/4_1120_59/5_1246_320/5_1123_1887.htm

**BREEAM FAQs**

Please note the BREEAM FAQ database (accessed via the home page of the Assessor's Extranet) is updated every month with new FAQ's. This months FAQ's include questions relating to the following BREEAM issues:

- MAN 3 – Construction site impacts
- MAN 8 – Security
- HEA 1 – Day lighting
- HEA 2 – View Out
- HEA 5 – Internal and external lighting levels
- HEA7 – Potential for natural ventilation
- HEA 13 – Acoustic performance
- ENE 1 – Reduction of CO2
- ENE 3 – Submetering of high energy loads and tenancy
- ENE 5 – Low or zero carbon technologies
- TRA 3 – Cyclist facilities
- TRA 4 – Pedestrian and Cyclist safety
- TRA 6 – Maximum car park capacity
- W1 – Water consumption
- POL 1 – Refrigerant GWP – building services
- POL 2 – Preventing refrigerant leaks
- POL 4 – nOx emissions from heating source



Code for Sustainable Homes KPI Toolkit

We have received feedback from a number of assessors and developers expressing concern at the cost of purchasing the DTI/BERR Environmental KPIs referenced in the Code technical guide. In light of this feedback we have been working with Constructing Excellence (the organisation which owns and manages the KPIs) who have produced a Code tailored Environmental KPI Toolkit to help developers achieve credits for, and Code assessors to assess, the issues which require the KPIs to be used for benchmarking.

The Code for Sustainable Homes KPI Toolkit is a simple and efficient way of measuring and benchmarking:

- Mains water use
- Energy use
- Waste removed from site
- Waste to landfill
- Commercial vehicle movements

The Code for Sustainable Homes KPI Toolkit uses Microsoft ® Excel and is quick and easy to set up. The toolkit contains all data and formulae needed to:

- Set targets in line with the UK Construction Industry KPIs by simply entering the project value and duration
- Calculate Energy Use (converted to CO₂ automatically) from mains electricity, diesel, LPG and natural gas use
- Produce graphs to print and display on site to increase awareness of the need to conserve resources

Please note, using this tool will not automatically ensure compliance with Code requirements but will make the developers task of setting targets, measuring performance and producing information to display on site much easier than has previously been the case. The Code assessor is still required to assess whether or not the developer has met Code requirements. Where this tool is used on a development the task of assessing issues where the KPI benchmarks and/or monitoring are required will be simpler.

For more information on the toolkit please visit <http://www.constructingexcellence.org.uk/tools/sustainablehomes/>

The toolkit can now be purchased from <http://www.constructingexcellence.org.uk/shop/product.jsp?id=243> at a cost of £126.50 including VAT.

Further information is available at the KPI zone website (www.kpizone.com) or contact KPI and benchmarking consultant Martin Print on martin.print@amazia.co.uk.

Code for Sustainable Homes - Additional guidance for Ene 6

We have been made aware of a number of potential conflicts between Ene 6 requirements and other standards. In order to address these, the following can be applied when assessing Ene 6.

Where one or more of the following applies to a development being assessed for Ene 6;

- Compliance with Secure By Design is required
- Man 4 credits are sought
- Compliance with Lifetime Homes is required
- Hea 4 credits are sought
- Communal stairwells are present
- Communal corridors are present
- Lobbies with stairwells and corridors

Lighting design for the affected areas should follow the requirements of the standard(s) applicable or CIBSE LG9, and should not compromise the safety of any persons using the building.

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Where standards applicable require 24 hour lighting, careful consideration should be given to the number and positioning of fittings and where possible, all lighting in communal areas should use one or a combination of the following;

- Presence detection (PIR)
- Daylight cut off
- Timers
- Dual level lighting

All fittings must be dedicated energy efficient fittings to ensure energy consumption is minimised.

The developer must demonstrate with documentary evidence, and the assessor should be satisfied, that best efforts have been made to minimise energy consumption within the constraints of the requirements of the standard(s) applicable

Surface Water Runoff: The Code for Sustainable Homes

So you have a project which needs to achieve Code level 3.

Have you double-checked that the drainage scheme complies with the mandatory category: Sur 1 'Management of Surface Water Runoff from developments'?

This section had a major update in April 08 to align the Code criteria with the government's planning policy statement PPS25: 'Development and Flood Risk' and with the 'Interim Code of Practice for Sustainable Drainage Systems (SUDS)'. Just over a year on, some projects are struggling to meet the mandatory requirements, as they weren't originally designed to these criteria.

To meet these standards it is necessary to consider design options at the master planning stage as the requirement will have an effect on site layout, development densities and built form as well as site infrastructure requests.

The criteria aim to encourage new developments to avoid runoff then if this is not possible, reduce runoff, and finally delay runoff, to ensure that any new development has minimal or no negative impact on the potential for local or 'downstream' flooding.

'The peak rate of runoff should be no greater for the developed site than it was for the pre-developed site', factoring in increases due to climate change of up to 30% over the life of the development. On some sites meeting this requirement will be relatively simple; on others it may be more challenging.

If the new development will increase the volume of runoff - where the overall impermeable area increases - the additional volume has to be reduced to zero, for example, by using infiltration methods, such as a soak away, or by re-use in the dwelling through a rainwater harvesting system.

If ground conditions won't allow infiltration, you have to consider rainwater harvesting to reduce volume as far as possible. If rainwater harvesting is not possible simply stating this, won't comply, and would lead to a zero Code level. Robust evidence must be provided based on technical performance or specific site constraints. The British Standard for Rainwater harvesting, BS 8515 2009, provides guidance to designers on sizing systems. Cost and maintenance burdens are not appropriate reasons for failing to meet the criteria required.

If there is any residual additional volume after using a soak away and/or rainwater harvesting, this must be discharged at a low rate as per the criteria hierarchy.

To go beyond the mandatory level, SUDS need to be specified to improve the quality of water discharged by either ensuring no discharge to the watercourse for the first 5mm of rain - roughly half of all rainfall events - or by having written agreements covering the SUDS ownership, maintenance and operation.

Key to success in meeting the criteria is to ensure the advisors are experienced in designing SUDS, up to speed with the Code criteria and are brought in at very early stages to ensure the most appropriate and cost-effective solutions can be applied.

Adoption of SUDS also needs to be negotiated early on, being aware that the adopter may need time to assess (possibly unfamiliar) maintenance liabilities in detail before entering into agreements.



Sur 1 – Design Stage Evidence Requirement Clarification

We have received a number of queries regarding the Sur 1 mandatory section evidence requirements. We have accepted a commitment from the developer to the assessor, to meet the requirements of this issue in the past for some design stage design & build projects. In order to have a consistent approach for all types of projects we will now take the following position.

We do not to accept commitment letters for design stage evidence for any type of project for the Sur 1 issue. The evidence provided must meet the requirements set down in the technical guidance and any process notes relating to the version of the Code being assessed.

The reasons for taking this stance are as follows:

Sur 1 is not only a mandatory requirement but also an issue that can be difficult to achieve for some sites. Failing to achieve this will mean that no Code level performance will be awarded. Therefore we consider that adequate and detailed attention needs to be given to this issue at the beginning of the project and that it is important to ensure that compliance will be achieved by doing the required calculations and verifications at design stage. This means that the required evidence should be available when the project is submitted for certification at design stage.

There is a significant risk that if full calculations have not been completed by design stage then assessors and developers may not be aware until post construction stage that the mandatory requirement has not been achieved, the result being that contractual requirements are not met or are only met at significant additional cost. This is supported by the experience we have gained in the past year from assessments where Sur 1 requirements have not been fully considered at an early stage.

Domestic FAQs

We have updated the FAQs for Code, EcoHomes and BREEAM Multi residential schemes this month. (Accessed via the home page of the assessors Extranet)

You will find new FAQs on the extranet for the following categories;

- Surface Water Run Off
- Waste
- Management
- Process questions relating to the Code, EcoHomes and BREEAM Multi-residential
- Health and Wellbeing Section of BREEAM Multi-residential
- Pollution
- Materials

FAQs are updated on a monthly basis so please remember to check the FAQs before submitting a technical query.



BREEAM Europe Retail 2008 – Assessment of BREEAM issue Ene 1 for shopping centres in France

As per the BREEAM Europe Retail manual, three options are currently available to assess the Ene 1 issue in Europe depending on the level of implementation of the EPBD in the country of assessment.

Where assessors are carrying out assessments in France, the national calculation methodology (RT 2005) should be used as it is the national implementation of the European directive.

However, it has been brought to our attention that the current reference building as defined by building regulations is not appropriate for shopping centres in terms of lighting power and therefore leads to buildings not being able to achieve any points under Ene1.

After careful consideration of the different consensus-based best practice standards available in France, BREEAM have decided to allow a different reference to be used for lighting power **in this particular case only**. The Performing level as defined by the Referential QEB Commerce's from December 2008 preoccupation 4.2.3 page 36 shall be used to define the lighting power of the reference building instead of the current requirement in RT2005, and the percentage improvement calculated on this basis.

All other criteria defining the reference building (e.g. U-Values etc) must be compliant with the French building regulations and the RT2005 calculation methodology.

Bespoke BREEAM International Information Gathering

The BREEAM International team are receiving a high number of requests from assessors and clients for BREEAM International Bespoke proposals. In order to streamline the process and provide a quick response to queries we have produced an information gathering document which can be found on the BREEAM International web page - www.breeam.org/international and BREEAM International Extranet www.breeam.org/extranet. Please be advised that in order for us to provide a proposal, we would need this document to be completed and sent back to us with the relevant information required.



Exciting changes for BREEAM Bespoke coming soon!

Renaming of BREEAM Bespoke

The BREEAM Bespoke UK Assessor licence covers a family of BREEAM UK schemes, including the BREEAM Bespoke method and a number of schemes tailored for particular clients, such as BREEAM Courts, Prisons, Data centres, Foreign and Commonwealth Office (FCO) and BREEAM Fire stations (to be launched soon).

As a result of this ever growing family of non standard BREEAM schemes, BREEAM have felt it necessary to clarify the products and services on offer.

Consequently, from September 2009, BREEAM are renaming the suit of non standard BREEAM schemes as “BREEAM Other Buildings”. This title will better reflect and clarify the nature of the products and services on offer and differentiate between the standard schemes (e.g. BREEAM Offices), and the range of tailored schemes and project specific bespoke criteria in the BREEAM family. The term “BREEAM Other Buildings” will encompass all non standard UK and International BREEAM schemes and will be phased in during this time.

Please note that these changes do not change the status of the BREEAM Bespoke Licence and existing documentation. For all current licensed BREEAM Bespoke Assessors, your licence still remains valid and once your licence is ready for renewal, it will be renewed under the new name of BREEAM Other Buildings.

For further information regarding these changes please see the document entitled “Exciting changes for BREEAM Bespoke coming soon – July 09” on the Assessor Extranet – BREEAM Assessor Guidance pages.

BREEAM Bespoke Training

BREEAM have received feedback from Assessors regarding the current training requirements to become a BREEAM Bespoke Assessor for both the UK and International. In some cases delegates attend the International training course, purely to become a UK BREEAM Bespoke Assessor and therefore many aspects of the course are not applicable. Many delegates also attend the International course purely to become internationally qualified and as such are not interested in becoming a UK BREEAM Bespoke Assessor. In addition many delegates feel that the International Top up day training does not cover the Bespoke process and schemes adequately.

Therefore, as a result of this feedback, in addition to the renaming of BREEAM Bespoke to ‘BREEAM Other Buildings’ and the associated process changes, BREEAM intend to re-organise and separate the training courses. From September onwards, in order to become a UK Other Buildings assessor you will be required to attend the new UK BREEAM Other Buildings top up day training course. From September onwards, the BREEAM International top up day training course will cover all International Schemes including International Other Buildings.

For further information on these changes and how this applies to International courses running now until September, please see the document entitled “Exciting changes for BREEAM Bespoke coming soon – July 09” on the BREEAM Assessor Extranet – BREEAM Assessor Guidance pages.

**BREEAM TRAINING**

EcoHomes Exam for existing qualified Code Assessors to be held on 18th August 2009. To book, please contact training@breglobal.com.

Recommended Reading

In January's Process Note, details on how licensed BREEAM/Code/EcoHomes assessors can subscribe to BRE Connect at a discounted rate were publicised. Assessors can now gain access to over 1600 BRE Publications (these can be downloaded and saved) for an annual fee of £150 + VAT (normal annual subscription rate is £349 + VAT). For more information or to register call IHS today on 01344 328038, quoting order code IHS BRE2008.

As part of this promotion, we will be running a regular feature to recommend BRE publications the BREEAM team feel would be most useful for assessors.

This month's recommended reading:

Title:	<i>Delivering sustainable development in the built environment</i> (copy and paste this into the BRE Connect search bar to download)
Author(s):	Ed Cotter et al
Year of publication:	2009
Series/doc. No.	IP 4/09
Abstract:	Introduction and explanation of the newly launched BREEAM Communities scheme.