



INSIDE JUNE'S PROCESS AND NEWS NOTE

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NON-DOMESTIC NEWS

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BREEAM Non domestic schemes - TRA 3 Cyclist Facilities: Propriety cycle storage systems

Tra 3 Cyclist Facilities: Propriety cycle storage systems

There are several proprietary (manufactured) bicycle storage systems on the market and we are often asked by assessors and the manufacturers of such systems if these comply with BREEAM. Only in the context of the development can it be determined if a cycle storage system fully complies with BREEAM and therefore it is the assessor who must determine compliance. BREEAM does define layout, weatherproofing, security and space requirements for the adequate storage and access of bikes where, for example, a purpose built storage facility and Sheffield type cycle racks are specified. These requirements are based on published good practice standards^[1].

Where a proprietary system is specified BREEAM will permit an element of flexibility with respect to the requirements and dimensions outlined in the relevant compliance note of the BREEAM manual. The degree of flexibility is at the discretion of the assessor, but the system must allow ease of access for the user and each cycle to be removed independently of other stored bikes, must protect the bikes from rain, and allow cyclists to lock at least one wheel and the frame of their bikes adequately. If the assessor believes that a system does not meet these basic objectives then they should not award the credit. Where awarding the credit for a proprietary system that does not meet the space/access/weatherproofing/security dimensions and requirements the assessor must fully justify their decision to award the credit in these circumstances.

An FAQ on this subject has been added to the BREEAM FAQs database.

[1] *Providing for cyclists - A code of practice*, Sustrans/cyclists' Public affairs group/CTC, 1997.
Transport for London Street Management, Cycle Parking Standards TfL Proposed Guidelines, TFL.
London Cycling Design Standards, Transport for London, 2005.



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 – Daylighting
- 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



BREEAM Multi Residential

Multi-residential 2008 - Ene 1

The first bullet point on the guidance for the **Exemplary level requirements** for Ene 1 (p.5 of 44) has been revised as follows:

1. *One additional innovation credit can be awarded where evidence provided demonstrates the building is designed to be a carbon neutral building as defined by the NCM (i.e. in terms of building services energy demand), as follows:*
 - a. *A new building without any elements assessed against Part L1, achieves a CO₂ index of **less than 0** on the benchmark scale.*
 - b. *A new building containing elements assessed against Part L1, achieves both a CO₂ index and CO₂ Emission Rate of **less than 0** on the benchmark scale.*
 - c. *A building with any refurbished elements achieves a CO₂ emission rate of **less than 0** and/or a CO₂ index **equal to or less than 0** on the benchmark scale.*

This revised wording will be incorporated into the next revision of the BREEAM Multi-residential technical guidance.

Code for Sustainable Homes – The Riverside case study

We are delighted to announce the release of an updated case study for the Code for Sustainable Homes. The Riverside case study provides a tangible example of how a real code assessment should look and as such is a valuable new resource for assessors.

The case study is held on the extranet in the Code for Sustainable Homes and Public folders. It includes a copy of the PDF of the report and evidence arranged into issue files.

The Riverside case study is a fictional example of an assessment designed to allow newly trained assessors to see the levels of evidence typically required for each issue and to exemplify the credit requirements. Please note the following when reviewing the case study:

- Example SAP worksheets/Compliance checklists are provided for flat 198 only. In a real assessment SAP sheets will need to be provided for every Energy Type.
- Similarly, daylighting calculations are only provided for flat 198.
- The CSH online reporting system has duplicated the references for Ene 3 – we are working to resolve this issue.

We would welcome feedback on how useful the case study is and any suggestions for improving it.

Code for Sustainable Homes – Sur 1 – Mandatory Criteria – Summary Template

Following feedback received from assessors related to this issue we have produced a template which is designed to make the task of confirming whether or not the mandatory criteria have been met, easier for assessors. The form should be downloaded from the assessor extranet and completed by the assessor *and* the professional undertaking the Flood Risk Assessment, full instructions for its use are included within the document.

Use of this template is voluntary but it can be used to demonstrate compliance with the criteria specified in the **mandatory** section of Sur 1 in the Code for Sustainable Homes (for versions April 2008, October 2008 and May 2009). The form can be used by the Code Assessor to aid in assessing the Sur 1 issue and can be provided as supporting evidence in addition to the items listed in the schedule of evidence for Sur 1.



Code for Sustainable Homes – Sur 1 – Mandatory Criteria

To ensure that a site is meeting the mandatory requirements in Sur 1, a rule of thumb must be applied whereby if the **impermeable area** of a site **decreases by less than 10%** the peak rate of runoff and volume of runoff **calculations are still required** in order to confirm that the criteria have been met.

Where the impermeable area post development has **decreased by more than 10%** it will **not be necessary to provide the calculations** for volume and peak rate of runoff. However, please note that it is still an evidence requirement to supply the Flood Risk Assessment.

Calculations will be required to support the claims being made regarding the difference in permeable and impermeable area pre and post development.

Where credits are sought, the evidence detailed on page 147 of the Technical Guide (October 2008) would still be required to demonstrate compliance with the criteria (calculations and drawings to support the additional credits OR operation and maintenance plans).

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 International - marketing support available on the Extranet**

Please note that a general power point presentation of BREEAM International has been uploaded in a separate Marketing folder on the BREEAM International Extranet for BREEAM International assessors to use when meeting with clients. The presentation can be freely used to promote BREEAM and present the key features of the BREEAM International standards (BREEAM Gulf, BREEAM Europe and BREEAM Bespoke International).

A French version of the presentation is also available for French assessors.

BREEAM International Projects - Translation Requirements

Please can any BREEAM International assessors who have requested BREEAM carry out translation on any of their currently registered projects please take note that you must provide us with 2 weeks notice for us to arrange this prior to your report being submitted to us. This will ensure we can continue to provide a quick turn around time in carrying out our quality assurance checks.

Please be aware that if we are not notified 2 weeks before the report is submitted, the QA process may be delayed by up to 2 weeks.

This information will be added to the online registration form for future reference.

BREEAM International Queries

We have recently been receiving an abundance of technical queries to the BREEAM International email address. Can we please take this opportunity to remind international assessors that ALL technical queries should be sent to BreeamTechnicalCS@bre.co.uk. This is to ensure that we are consistent in the logging and monitoring of queries and to prevent any assessors receiving preferential treatment. Please therefore be aware that any technical related queries received to the BREEAM International inbox will not be answered.

If you have any non technical queries, to ensure you receive a professional and timely response, please continue to email us at breeaminternational@bre.co.uk directly rather than the general BREEAM office email address.



BREEAM Communities

Want to save time and money? Want to maximise the potential sustainability performance of your proposed development? Want to ensure that you have gained the support of the local community? Want to ensure that you have effectively addressed all of the key planning requirements specified by the local planning authority? If so then BREEAM Communities and its supporting sustainable development framework are the tools you need to use.

Launch of BREEAM Communities at INSITE 09

On Monday the 1st of June 2009 BRE Global invited key stakeholders to a small event at INSITE 09, to announce the official launch of the new BREEAM scheme for the planning stage of the development process, called BREEAM Communities.

BREEAM Communities is a new approach to the sustainability assessment of the built environment that will assist developers and local planners address sustainability objectives and planning system requirements at the early planning stage for development projects within the built environment.

Martin Townsend, Director of BREEAM stated; 'BREEAM Communities gives designers and developers a powerful blueprint for the creation of a sustainable community. It provides planners with a robust standard to set as a target. BREEAM Communities complements our existing BREEAM schemes for buildings and the Code for Sustainable Homes, thus providing a truly holistic approach to the delivery of sustainable buildings and communities.'

BREEAM Communities training course

Details:-

To become licensed to conduct BREEAM Communities assessments and certify projects against this new BREEAM standard, potential candidates will need to attend a two day course, pass the examination and then submit an application to be registered as a BREEAM Communities licensed assessor organisation.

A special introductory rate has been created for a limited period – a 50 % discount is available for qualified BREEAM Assessors and Local Government representatives. Contact BRE Global Training for further details.

Please contact training@breglobal.com to request a booking form.

Dates and Locations

- Tuesday 21st and Wednesday 22nd of July 2009 – BRE, Watford
- Tuesday 29th and Wednesday 30th of September 2009 – Manchester
- Tuesday 8th and Wednesday 9th of December 2009 – BRE, Watford

Course Content

The two day course will look at:

- Background to BREEAM Communities and the sustainable development framework
- Updates on planning system and development process
- Use of compliant assessment methodologies
- Creation of compliant assessment frameworks

- Project registration and certification process
- Evidence and verification requirements
- Qualification and licensing requirements
- Scheme rules, auditing and quality assurance

The format of the training course will be based on a combination of presentations and interactive workshops. All candidates successfully completing the course will receive a licence to operate as a BREEAM Communities assessor.

**Who should attend?**

This training course is specifically designed for:

- Local authority planners and officers
- Town and urban planning consultants
- Sustainability consultants
- Project managers and developers
- existing domestic and non-domestic assessors

Please note that if you are wishing to become a qualified and licensed BREEAM Communities assessor you will need to complete the following process:

- a two hour examination taken at the end of the 2nd training day and
- submit an application form for licence after you have successfully passed the examination.

Cost

BREEAM Communities – training course

£750 plus VAT – this is the 50% discounted price for qualified BREEAM assessors only
(£625 training course + £125 examination)

Note: Standard BREEAM Communities training course fees will cost £1500 plus
VAT (£1250 training course + £250 examination).

To book places please see <http://www.breeam.org/eventdetails.jsp?id=2831>

BREEAM TRAINING – BREEAM Communities

We are delighted to offer our BREEAM Assessors a 50% discount if they wish to attend the new BREEAM Communities course. To qualify for this discount you can book online at www.breeam.org and insert the discount LA1.

BREEAM LICENSING – Amendments to licensing Terms and Conditions

BRE Global are updating their licensing Terms and Conditions. The new revisions of the terms and conditions documents are available on the extranet within BREEAM Assessor Guidance. PN 173 and PN 173-11 have been amended and the changes will come into affect on the annual renewal of your company licence or when an amended licence letter is issued.

**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>Access to Buildings</i> (copy and paste this into the BRE Connect search bar to download)
Author(s):	Stephen Garvin
Year of publication:	2008
Series/doc. No.	DG 505
Abstract:	Sets out basic requirements for accessible buildings, which in making buildings more functional will be to the benefit of all users. Outlines the requirements of national building regulations and the Disability Discrimination Act, and summarises access requirements inside and outside domestic and non-domestic buildings. Communication devices, access auditing and assistive technology are also discussed.