



INSIDE SEPTEMBERS PROCESS AND NEWS NOTE

- **NON-DOMESTIC: HEALTHCARE, Non Domestic FAQs**
- **INTERNATIONAL: Update Europe Schemes**
- **BREEAM OTHER BUILDINGS: BREEAM Other Buildings Update**
- **DOMESTIC: CSH SUR 1 , CSG MAN 3 & WAS 2, CSH Water Efficiency Calculator New Dwellings, Domestic FAQs**
- **CLARIFICATION TO MATERIALS ISSUES IN THE CODE AND BREEAM SCHEMES**
- **OPERATIONAL NEWS: CSH WALES, Reading the Process Note**
- **GENERAL: Recommended Reading**

NON-DOMESTIC NEWS

PAGE 1

BREEAM Healthcare expanded for 'Fit Out' Projects

In response to feedback from a recent sector group meeting, the BREEAM Healthcare scheme has now been expanded to cater for the assessment of 'fit out' projects. The BREEAM Healthcare Fit Out guidance can be used by licensed BREEAM Healthcare assessors to assess projects where shell space is to be fitted out for the first time or for projects where existing buildings are to be 're-fitted'.

The new document used for assessing fit out projects works as an addendum to Issue 3.0 of the BREEAM Healthcare 2008 Assessor Manual and is available to licensed BREEAM Healthcare assessors on the BREEAM extranet. It includes separate 'Assessment Criteria' and 'Compliance Notes' for a number of issues as well as confirmation of the issues that do not apply to fit out projects.

The fit out guidance included in this addendum will eventually be incorporated into the next issue of the BREEAM Healthcare manual (in the same way that fit out guidance is already included in the assessor manuals for the Offices, Retail, Industrial and Bespoke schemes). The current version of the BREEAM 2008 Assessment Tool also now includes provision for the assessment of fit out projects under the BREEAM Healthcare scheme.

Non Domestic FAQs

We have updated the FAQs for BREEAM schemes this month. (Accessed via the home page of the assessors Extranet) You will find new FAQs on the extranet for the following categories;

- W1 – Water Consumption
- E12/ ENE 7 – Cold Food Storage
- HEA9 – VOC
- HEA 10 – Thermal Comfort
- ENE 4 / POL 7 – External Lighting/ Reduction of Night Time Pollution
- ENE 10 – Free Cooling
- ENE 15 – Provision of Energy Efficient Equipment
- ENE 12 – Swimming Pool
- P11 – ENE 5 – Low Zero Carbon Technologies
- HW14 – Thermal Comfort
- HW15 /HEA 11 – Thermal Zoning
- MAT 5 / MAT 1 – Responsible Sourcing of Materials/ Materials Specification

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



BREEAM International update: BREEAM Europe Schemes

As you are aware, we are currently updating the BREEAM Europe schemes, as the piloting period has now come to an end. This has involved gathering feedback from our existing BREEAM International assessors and incorporating their suggestions and feedback we have collected over the last 12 months into the scheme.

The final version of the manual will then be released on 5th October and be available for download on our website along with the other BREEAM schemes. In order to help BREEAM International assessors, a schedule of changes will also be uploaded on the Extranet summarising the major changes made to the schemes.

We can confirm that we will continue to accept registrations under the 2008 version of the BREEAM Europe Schemes up until 31st December 2009. This is intended to allow assessors a period of familiarisation with the 2009 scheme, which includes a number of new strategic and technical changes within the guidance.

As a result of feedback, there are also changes to the training of new assessors under BREEAM International. From 21st October a dedicated BREEAM International training course will be provided. This means that UK assessors will no longer have the option of "topping up" to become International assessors, instead they will have to undertake the full International course. This decision was made in order to reflect the differences between the UK and International schemes, and avoid confusion between the two schemes for delegates.

An international-specific modular approach will be adopted, to enable delegates to choose the modules relevant to their work outside the UK. A core course will be mandatory to carry out any BREEAM International assessment, then the different schemes will be separated and have their own modules, i.e. Europe module, Bespoke International module, etc. It has been noted that many delegates will only be working under one of the International schemes and we felt that was unfair for delegates to sit through irrelevant sections.

Please note that BREEAM International assessors that attended the BREEAM International training course or will be attending prior to 21st October will remain qualified to undertake assessments under any BREEAM International scheme and do not have to attend another training course.

Further improvements are likely to be made in a near future such as having the possibility to register for online training courses; we will be communicating to you on this in due course.

Furthermore, and as communicated to you in the previous process note, training to become a UK Bespoke assessor will be separated from the BREEAM International training course. The feedback regarding the merger of the BREEAM Bespoke training course with the BREEAM International training course was not positive, we have decided to separate the UK and International elements of Bespoke to make them relevant to the audience attending the training course. As a consequence, a separate BREEAM Bespoke UK training course is now available, and the BREEAM International training course will focus on the technical and operational aspects of BREEAM Bespoke International only which will allow BREEAM International assessors to undertake assessments of any building type in any location outside the UK.

We hope that these changes, along with the changes to the technical guidance manual, will make the BREEAM International schemes even more relevant to each country and the new format of the training course more relevant to the needs of BREEAM International assessors. We look forward to receiving your feedback on the technical guidance manual after 5th October.



BREEAM Other Buildings update

As mentioned in the July and August Process Notes, BREEAM Bespoke has been undergoing some changes. This includes the rename of the BREEAM Bespoke family to BREEAM Other Buildings, a clarification of the services on offer within this family, improvement of the BREEAM Bespoke criteria development process and the introduction of a new training course for BREEAM UK Other Buildings. As a result, you will see that the BREEAM website has been updated to reflect these changes and clarifications. For further information regarding all of these changes please see the document entitled "Changes for BREEAM Bespoke from September 2009" on the Assessor Extranet – BREEAM Assessor Guidance pages.

BREEAM Other Buildings – Bespoke process changes

BREEAM are pleased to announce the full details of the new and improved BREEAM Bespoke Criteria Development process, that as of 1st September are in operation. These improvements include an application form which combines the initial information collection document and building questionnaire, reductions in delivery timescales and changes to the commenting process. For comprehensive information on BREEAM Other Buildings and the new Bespoke methodology, please download the BREEAM Other Buildings Information document which can be found on the BREEAM website. In addition all current BREEAM Bespoke licensed assessors can download the new Assessor Process Information document from the BREEAM Assessor Extranet.

Please note that all BREEAM Bespoke criteria development enquiries received and proposals issued before midnight on 31st August 2009 will continue to follow the old BREEAM Bespoke process (as outlined in Appendix 1 of the proposal). All new enquiries (as of 1st September) will follow the new process. Assessors/clients requesting BREEAM Bespoke criteria development, should use the BREEAM Bespoke Application Form available from the BREEAM website, and submit this to BREEAM.

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 changes to the BREEAM Bespoke process, BREEAM have re-organised the training required to become a BREEAM Other Buildings Assessor for both the UK and International.

From October 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**. The first UK BREEAM Other Buildings top up day training course will run on 22nd October 2009.

From October 2009 onwards, the BREEAM International course will focus on the BREEAM International schemes and the products in the BREEAM Other Buildings family for International assessments only (mainly BREEAM Bespoke International). The last BREEAM International course that will cover both UK and International BREEAM Bespoke will run on 24th September 2009.

For further information, dates for the new UK BREEAM Other Buildings top up day training course and how this applies to International courses running now until September, please see the document entitled "Changes for BREEAM Bespoke from September 2009" on the Assessor Extranet – BREEAM Assessor Guidance pages.



Code for Sustainable Homes - SUR 1

No change/decrease in impermeable area

In the June 2009 Process Note guidance was published on how to assess sites under Sur 1 where the impermeable area has decreased post development. The information below will now supersede the June 2009 guidance and applies to all versions of the Code.

Where there is no change in the impermeable area draining to the watercourse (this includes sewers) or where the impermeable area draining to the watercourse has decreased post development, the peak rate of runoff and volume of runoff requirements will be met by default and runoff calculations will not need to be provided. Instead, drawings showing the impermeable areas of the site draining to a watercourse should be provided for the pre and post development scenarios. Figures must also be provided to show a comparison of the area of drained impermeable surfaces pre and post development.

You may come across a site where the impermeable area pre-development is greater than post development but where pre-development only part (or none) of the site was connected to a watercourse. The developed site will typically connect the whole site to the watercourse, therefore an increase in the runoff that enters the watercourse post development would occur. In this scenario peak rate of runoff and volume calculations must be provided as the criteria are not met by default.

Please note that for April 2008 versions of the Code and onwards, where there is no change or a decrease in the impermeable area post development as described in the first paragraph above, it will still be mandatory to provide the Flood Risk Assessment as evidence in an assessment.

Green Roofs

The following precedent has been set regarding green roofs.

Currently the Sur 1 issue of the Code for Sustainable Homes technical guide does not provide guidance in relation to green roofs.

In the interim designers and assessors should adopt the following approach:

1. Utilise CIRIA Report C644, in particular the design standards and considerations in chapter 10.
2. Design and size any downstream conveyance systems on a conservative basis, as if the green roof was not reducing volumes and attenuating flows.
3. Calculations for the reduction in volume of runoff and rate of runoff:
 - a) For small scale installations (developments where individual roofs are 100 square metres or less and the substrate depth is at least 60mm) a simplified approach may be taken. Where green roofs are installed the runoff coefficient for the rate and volume of run-off from the roof may be taken as 50% each, where the slope is less than 15 degrees and there is at least a 60mm substrate (see Table 10.1 on page 83 of CIRIA Report C644 'Building Greener').
 - b) For large scale installations (where individual buildings have green roofs of more than 100 square metres) the designers should justify the rainfall run-off rate reduction and volume reduction figures. Refer to C644 for further information.

In terms of compliance with the mandatory elements of the Code, a green roof may be deemed to be 'infiltration'. The use of green roofs as a form of infiltration does not alter the approach that should be taken to surface water runoff management in Sur 1. Where there is an additional volume of runoff, the priority is to reduce the additional volume as far as possible using infiltration and/or by making the water available for use in the dwelling. Where the green roof does not deal with all of the additional volume of runoff from the development, other methods of infiltration and making the water available for reuse in the dwelling will need to be considered.

In terms of the credits, a green roof can improve water quality and therefore may form part of the SUDS for which the credits may be awarded.



In terms of evidence requirements, calculations for runoff rate and volume reductions will need to be provided with confirmation from the consultant that points one to three above have been followed.

Please note that this precedent is simply confirming that the developer has the option to use a green roof which has been installed on a development to help demonstrate compliance with the Sur 1 criteria.

Volume of Runoff

A clarification of the calculations for the 1 in 100 year event of 6 hour duration was recently requested in a query. The 'Volume of Runoff' criteria refer to the additional predicted volume of runoff for a 1 in 100 year event of **6 hour duration**, including an allowance for climate change. This is the average critical storm duration for river catchments (it is not necessarily the critical storm event for a particular catchments).

For clarification, the volume of runoff should be taken as the total volume of discharge from the storm event, NOT the volume discharged over a 6 hour period. A 6 hour storm event will take longer than 6 hours to fully discharge.

The volume discharged over 6 hours will only represent a fraction of the total volume discharged and therefore would not provide an accurate comparison of the pre and post development scenarios.

This distinction is particularly important for assessors where the drainage engineers providing calculations are using Micro drainage software. The output from the software is able to show the volume discharged over 6 hours as opposed to the total volume of discharge from the storm event.

Drainage infrastructure already in place?

Several queries have been received recently that relate to developments where the infrastructure for the drainage on the site has already been installed.

In these circumstances the Sur 1 mandatory requirements specified will still apply. Exceptions can not be made to the standards. Developers will need to decide whether they will alter the drainage design to achieve compliance (on some sites that are in the later phases of the build this may not be possible/feasible) or whether to accept that only a 'zero' rated certificate for the dwellings will be awarded.

The 'zero' rated certificate differs from the 'nil' rated certificate. The 'zero' rated certificate shows that zero stars have been awarded on the front of the certificate, and on the back will show the number of credits that were achieved in each category. Certificates showing zero stars are referred to on page 8 of the May 09 Technical Guide.

If the developer and/or assessor identify that the site will not meet the Sur 1 mandatory criteria then there will be implications where achieving a Code Level is a requirement, for example, where HCA funding is agreed or where there is a planning requirement. Discussions with the relevant organisation setting the Code Level requirement will need to take place to identify how the development should proceed.

Rain Water Harvesting:

NHBC Warranty

Claims have recently been made that it is not possible to achieve warranty for dwellings with rainwater harvesting systems. The claims are not correct. NHBC do in principle accept the proposal for incorporating rainwater harvesting systems in dwellings, however, the requirements for designing an appropriate system for the site conditions and the requirements for NHBC Standards will still need to be satisfied.

The rainwater harvesting system must meet the BS 8515 Rainwater Harvesting Code of Practice and/or have an independent third party assessment (e.g. BBA). If either of these have been met then they are likely to satisfy meeting NHBC technical requirements (assuming there are no in service or other known issues that NHBC Standards & Technical feel need to be addressed).

CONTINUED



Reasons for not installing

A number of queries have been received recently regarding the Sur 1 Volume of Runoff requirement and rainwater harvesting on sites. Guidance is being sought on the acceptable reasons for not installing rainwater harvesting systems. It is important to impress on the developer involved that it is not common that exceptions are made regarding the requirements and that with a wide variety of solutions available on the market, for both above and below ground systems, there will be few sites on which an innovative solution could not be implemented. BS 8515 Rainwater Harvesting – Code of Practice Annex A gives design guidance for storm water control. On more challenging sites it may be necessary to involve a consultant with specific expertise in specifying rainwater harvesting systems if the criteria set are to be met.

The Code is a robust national standard and it is important and a requirement that these standards are upheld consistently by the Code service provider. A number of projects have demonstrated that it is possible to overcome challenges and produce design solutions that offer good value and excellent functionality.

The following is a list of reasons that have already been submitted to the BRE by developers as justification for not installing rainwater harvesting but which have been judged **NOT** acceptable;

1. Risk of legionellosis/bacterial contamination

BS8515 provides guidance on risk management in rainwater harvesting systems.

2. Contaminated soil

In the majority of cases the level of soil contamination is such that tanks can still be installed below ground. Alternatively, tanks above ground can be installed. It is confirmed in the CIRIA SUDS Manual C697 that rainwater harvesting is suitable for contaminated sites.

3. Maintenance issues

There are many features of a dwelling that require maintenance. This should not be seen as a barrier for installation. BS8515 provides guidance on maintaining rainwater harvesting systems.

4. Cost

There are a number of instances in the Code where meeting the criteria may require additional investment. Exemption from meeting the standards set can not be granted on the basis of cost.

5. Lack of space for pipes within the building

This can be resolved using appropriate design.



Code For Sustainable Homes - Man 3 - Construction Site Impacts, Was 2 -Construction Site Waste Management

The KPI toolkit provided by Constructing Excellence has been updated; the updated version is available from [KPI Zone](#).

Please note you may use the same tool for any number of projects and the previous version is still acceptable for submission as evidence but be aware that the updated (current) version contains the latest benchmark data. New versions will be issued each year (usually in June) to update the Toolkit with the latest data.

We recommend that users of the Toolkit purchase an updated Toolkit every year to get the benefits from the latest enhancements.

Please do not pass the Toolkit on to other users as this infringes copyrights and makes it harder for Constructing Excellence to keep the price as low as possible.

Please note; It has come to our attention that the link to the Constructing Excellence Website (www.constructingexcellence.org.uk) published in the May 09 technical guide is not taking users to the desired web page. Please use, www.kpizone.com in place of all instances of www.constructingexcellence.org.uk

Code for Sustainable Homes the Water Efficiency Calculator for new dwellings

Following the imminent release of Part G, The Water Efficiency Calculator for new dwellings has been revised and updated. The changes incorporated into it have arisen from assessor and industry feedback. Please note no changes have been made to the Water Calculator spreadsheet tool (found on the BREEAM extranet).

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 issues:

CODE:

- WAT 1 – Indoor Water use
- SUR 1 – Management of Surface Water Run – Off from developments
- WAS 2 – Construction Site Waste Management
- MAN 2 – Considerate Constructors Scheme

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



BREEAM/Code for Sustainable Homes Responsibly Sourcing issues and BRE Environment and Sustainability Standard BES 6001: Framework Standard for the Responsible Sourcing of Construction Products

BREEAM have reviewed the standard and would like to explain in more detail the following to the requirements for certified EMS referred to in Table 15 in the comment boxes headed "examples of compliant schemes":

To achieve a 'pass', level 'a' must, as a minimum, be achieved for clauses 3.3.1, 3.3.2 and 3.3.3. Under clause 3.3.2 level 'a' requires a documented EMS system following the principles of 14001, but not formal certification.

To achieve higher ratings such as 'good', 'very good' and excellent a minimum number of points from a combination of clauses 3.3.1, 3.3.2 and 3.3.3 must be achieved.

It is possible therefore to get a 'good' or 'very good' rating by only complying with level 'a' for clause 3.3.2 and levels 'c' and 'd' for the other two clauses. Therefore not necessarily requiring formal independent certification.

However in conducting BES6001 assessment, if the assessor confirms full compliance with clause 3.3.2 level 'a' the requirement of the note for independently certified has been met.

In addition BREEAM would like to clarify the second note at the bottom of Table 15 below (highlighted in), to read:

'Where cement and aggregate, or dry mix concrete are mixed with water on site, (not concrete previously certified as pre – cast concrete products or wet ready mix concrete), certification must cover the manufacture of the cement as the primary process, and the extraction of the aggregate and limestone used to make the cement as the supply chain process'

These changes are affective immediately for BREEAM non domestic schemes. The responsible sourcing table will be updated accordingly in the next re-issue of the assessment guidance. The change in the Code for Sustainable Homes, subject to final approval, will be affective from the publication of the next update of the CSH, due to be published in April and to go live in May 2009.



Tier Level	Issue Assessed	Points Available per Element	Evidence / Measure Assessed	Examples of Compliant Schemes
1	Legality & Responsible Sourcing	3	Certification Scheme	FSC, CSA, SFI with CoC, PEFC Re-used Materials, Schemes Compliant with BES6001:2008 (or similar) Excellent and Very Good Performance Ratings (Note; the EMS required to achieve these ratings must be independently certified).
2	Legality & Responsible Sourcing	2	Certification Scheme	Schemes Compliant with BES6001:2008 (or similar) Good and Pass Performance Ratings (Note; the EMS required to achieve these ratings must be independently certified)
3	Legality & Responsible Sourcing	1.5	Certification Scheme / EMS	Timber: MTCC, Verified, SGS, TFT
				Other Materials: Certified EMS for the <i>Key Process</i> and <i>Supply Chain</i>
				Recycled Materials with certified EMS for the <i>Key Process</i>
4	Legality & Responsible Sourcing	1	Certification Scheme / EMS	Certified EMS for the <i>Key Processes</i>

Note:

Where any timber is used, it must be legally sourced. Where evidence cannot be provided to demonstrate legal sourcing for any element, no points can be awarded for Responsible Sourcing issue.

Where new in situ concrete(not existing concrete) is used, certification of the manufacture of the cement as the primary process, extraction of aggregate and limestone used to make the cement as well as supply chain processes to be provided.

*Performance ratings for schemes compliant with BES6001:2008 (or similar) can only be used to demonstrate compliance with the assessment criteria for this issue where certification covers the key process and supply chain processes for the materials being assessed.

** "Verified" is the name of a scheme produced by SmarWood <http://www.greenbooklive.com/page.jsp?id=153>



Code for Sustainable Homes - Wales

Information on how the Code has been adopted by national planning policy in Wales can be viewed in a presentation titled "The Code in Wales" can be accessed on the extranet by following the links [Code for Sustainable Homes :: 11. Supplementary Information](#) :: [02. Guidance Documents](#).

Reading the Process Note

BREEAM's Process notes often make small amendments to assessment schemes and therefore should not be read in isolation, but alongside the version of the Technical Guidance to which they apply.

Should you have any questions regarding this please email to breeam@bre.co.uk



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 sustainability objectives through planning</i> (copy and paste this into the BRE Connect search bar to download)
Author(s):	BRE – Josephine Prior and Claire Williams
Year of publication:	2008
Series/doc. No.	IP 3/08 - See also BRE Report 498.
Abstract:	Looks at how the BRE Environmental Assessment Method (BREEAM) and the Code for Sustainable Homes are being used by local authorities to deliver their sustainable development objectives through the planning system. Identifies potential barriers to success and analyses the use of BREEAM. Outlines the findings of a workshop held at BRE in July 2007 to explore how local planning authorities could use BREEAM in development planning.