

Building Assessment Schemes

BREEAM – Building Research Establishment Environmental Assessment Method

The BREEAM certification scheme can be applied to new or existing buildings, refurbishment projects, new community developments or to community regeneration projects. BREEAM assesses sustainability using a 5-step assessment process.

There are 6 classifications ranging from unclassified to outstanding based on the sustainability of the project considering the following factors:

Management	Water	Energy	Transport
Health	Resources	Resilience	Land Use / Ecology
Pollution	Materials	Waste	Innovation

Each of these categories addresses influential factors, including low impact design and carbon emissions reduction; design durability and resilience; adaption to climate change, ecological value, and biodiversity protection.

More details on the scheme and support available to achieve sustainability can be found on the Building Research Establishment website – see <https://bregroup.com/products/breeam/>

LEED - Leadership in Energy and Environmental Design

LEED has been developed by the U.S. Green Building Council (USGBC) for environmental impact assessment of commercial and residential developments as well as sustainability of neighbourhoods, communities, and cities. LEED uses a point-scoring system for certification of a building or construction to one of four different levels from 'Certified' to 'Platinum'

The construction project can gain points according to how well it complies with the requirements of the LEED standard. In particular, evaluation is made in the following five green design categories:

- Sustainable sites
- Water efficiency
- Energy and atmosphere
- Materials and resources
- Indoor environmental quality.

More information on LEED certification can be found online at <https://support.usgbc.org/hc/en-us/p/leed-certification>

NABERS – National Australian Built Environment Rating System

Originally developed for buildings and residences in Australia, NABERS has expanded to other countries including the UK. It provides an energy rating from one to six stars where an award of 1 star signifies that the building has started its journey of efficiency improvement to 6 stars where the building has achieved market leading performance.

There are two products offered by NABERS UK:

Design for Performance - where a developer or owner commits to design, build and commission a new office development or major refurbishment to achieve a specific NABERS Energy rating.

NABERS Energy measures the efficiency of an office building and rates its performance.

The energy rating works by comparing the energy consumption of a building against a set of benchmarks that have been developed using actual data.

For further information on the BCIA
please visit: www.bcia.co.uk
or email CatherineW@feta.co.uk

NABERS ratings are valid for twelve months which ensures that the rating is valid for the building or workplace's current operational performance. This scheme is also run by BRE and more information on the scheme is available at <https://bregroup.com/products/nabers-uk/>

RESET

RESET is a set of standards and assessment tools & services focused on data quality and data transparency with the purpose of helping built environments become healthier and more sustainable. RESET assessment requires continuous monitoring and data collection for assessment against a set of specific standards.

The RESET Standard consists of five individual standards that fall under two categories:

Embodied Data	Reset Materials - Embodied data encapsulates data associated with the construction processes throughout the lifecycle of a built environment	
Operational data	<ul style="list-style-type: none"> • Reset Air – Monitoring indoor air quality for pollutants such as CO₂, NO_x, Humidity, temperature, and particulates • Reset Water - Generate awareness around water conservation and improve water use efficiency and water quality 	<ul style="list-style-type: none"> • Reset Energy – Highlight carbon operating cost of the built environment and enable quicker reduction in energy use. • Reset Circularity - Track and understand material consumption and waste output

Reset is an accreditation standard that can apply to projects (building performance), assessment professionals (Designers, Engineers, and Consultants), and for data providers and monitors, (service providers, software providers, and hardware providers).

More information on the RESET certification scheme can be found online at <https://www.reset.build/>

WELL Building Standard

WELL is a performance-based system for measuring, certifying, and monitoring features of the built environment that have an impact on human health and well-being, such as air, water, nourishment, light, fitness, comfort, and mind.

Well can be applied to new and existing buildings, new and existing interiors and core and shell projects. The Well standard mainly covers commercial and institutional office buildings however pilot standards are in development for other building uses.

WELL is composed of over one hundred features that are applied to each building project, and each WELL Feature is designed to address issues that impact the health, comfort, or knowledge of occupants. More information on the Well Building Standard can be found online at <https://legacy.wellcertified.com/en>

WiredScore

WiredScore assesses, certifies, and improves digital connectivity and smart technology in homes and offices. This uses 5 accreditation levels to publish a buildings connectivity.

The highest 'Platinum' score proves that a building meets exceptional standards for the quality of its wired infrastructure, resilience, and wireless network. A 'Certified Score' proves that it is of satisfactory levels of digital connectivity. Buildings with higher WiredScore have the potential to attract more clients and higher rental values.

For more information visit <https://wiredscore.com/certify-a-building/wiredscore/>

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