



# A Short Guide to BREEAM

**BREEAM (Building Research Establishment's Environmental Assessment Method) is an all-round measure of the sustainability of a building. It sets the standard for best practice in sustainable design and specification and has become the de facto measure used to describe a buildings overall environmental performance.**

## What does BREEAM measure?

The energy efficiency of a building is an important part of BREEAM, however it also takes into account other issues such as water usage, construction materials, surface water run off, waste, the effect on the ecology of the site plus other important factors.

## How are buildings rated under BREEAM?

Credits are awarded for achieving certain criteria and these are accumulated to give a final BREEAM rating. The different BREEAM ratings are PASS, GOOD, VERY GOOD, EXCELLENT or OUTSTANDING

## What is involved?

1) *The Design Stage Assessment:* Based on design drawings, specifications and commitments. This provides an Interim Certificate of Compliance

2) *The Post Construction Review:* This is confirmation that the Design Stage Assessment has been achieved on site and includes site records and visual inspections. The final BREEAM rating is then issued.

## At what stage should we involve MES?

As early as possible. We can provide you with a Pre-Assessment Report which will assist you with the design and specification of your development. This will help you to achieve a specific BREEAM rating.



## What type of building can be assessed under BREEAM?

All building types can be assessed under BREEAM. There are various standard schemes which cover most building types including New Construction, Industrial, Offices, Retail, Education, Healthcare, Prisons, Courts etc.

Less common building types, not covered by the standard BREEAM schemes, can be assessed with tailored criteria using BREEAM Bespoke.

## Example BREEAM considerations:

- **Management** – BREEAM encourages effective building operation including best practice commissioning, the effective use of operating manuals etc.
- **Health & Wellbeing** – Credits are awarded where the environment is designed to maximise occupant control
- **Energy & CO<sub>2</sub>** – This section focuses on reducing CO<sub>2</sub> emissions from the operation of the building
- **Transport** – This section awards credits for minimising CO<sub>2</sub> emissions from transport, including the provision of cycle facilities, access to public transport etc.
- **Water** – This area encourages water efficient appliances, water metering, leak detection systems etc.
- **Material** – Credits are gained for using materials with a low environmental impact.
- **Waste** – This area deals with construction waste as well as building use waste
- **Land Use & Ecology** – The development will gain credits for enhancing the ecological effect on the site, protecting ecological features etc.
- **Pollution** – This section encourages the use of more environmentally friendly insulation, attenuation of surface water run off etc.

## Why should we use MES?

We are experts in delivering practical solutions to meet BREEAM requirements and we provide a no-nonsense approach to achieving BREEAM compliance. Because we are also qualified to advise on & carry out Dynamic Simulation Modelling, Air Leakage Testing, SBEM calculations, renewable energy evaluations & EPC's (all important parts of BREEAM) we provide a cost effective service, all under one roof.

breeam

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