



BREEAM

New Construction 2014

Overview

BREEAM (Building Research Establishment's Environmental Assessment Method) is the most widely used environmental assessment method for buildings in the UK, and is used to award a sustainability rating based upon a series of credit points. Since its inception in 1990, the methodology has undergone a series of revisions to ensure it remains up to date and ahead of regulatory changes technical advancements and best practice improvements. The primary aim of the scheme is to mitigate the life cycle impacts of buildings on the environment in a robust and cost effective manner.

BREEAM New Construction 2014

The BRE released a new scheme in May 2014; BREEAM New Construction 2014 which is based on its predecessor BREEAM New Construction 2011. This revision was prompted by the response to the change in UK Part L building regulations and introduction of national standards for sustainable urban drainage systems. Through the majority of credit issues remain unchanged, there have been some major alterations to some issues as well as the addition of new credits to reflect projected climate change. There are also several alterations to the way the assessment now operates. The main changes are described below:

Local building regulations

NC 2014 uses the national building regulations for England, Scotland, Wales and Northern Ireland to set the baseline for buildings within each of the regions. This replaces the previous methodology of using a single baseline throughout all of the regions in the UK. Under NC 2011, an 'online compliance checker' website had to be used to determine the number of credits awarded for the main energy credit. This is no longer relevant for NC 2014 assessments.

Materials and waste

BRE has introduced one new credit issue in the Materials section and two new credit issues in the Waste section.

- Material efficiency (Mat 06)
- Adaptation to climate change (Wst 05)
- Functional adaptability (Wst 06)

An additional exemplary performance credit exists where all climate change related credits have been achieved.

Restructured categories

Based upon stakeholder feedback there was a view that the structure of the Management section did not sufficiently align to the building procurement process. As such, this has been addressed within the latest scheme, resulting in a restructure and series of new issue headings. A new credit has been introduced for reporting the projects capital costs, enabling the BRE to understand and review the cost implications and to ensure that the scheme remains cost effective.

Weightings and ratings

BRE have revised the weightings of each of the ten sections. The Energy section weighting has reduced from 19% to 15%. This is in response to the latest revision of building regulations which changes the requirements on energy.

The transport, water, waste and materials sections have all increased in weighting by 1%. The other sections remain unchanged.

NC 2011 and NC 2014 Comparison

A building assessed under the NC 2011 methodology would score between 5-8% less under the NC 2014 method. This is the result of the inclusion of new credits which cannot be compared to the NC 2011 criteria and a change in requirements for other credits requiring additional action.

The new BREEAM scheme reflects advances in technologies, planning and legislation, and in some cases introduces a higher degree of flexibility in credit requirements than has previously been typical of BREEAM.

All new construction projects seeking certification must now be registered against the 2014 version. More information can be found at <http://www.breeam.org/2014>