

BREEAM In-Use International Commercial V6: Update Webinar Q&As – 23/08/2019

Thank you to all of you who were able to attend this week's webinar on BREEAM In-Use International Commercial V6. Whilst we tried to answer all the questions asked during the session, we had a few questions posted on the Sli.do website that were not covered on the day. This document addresses these outstanding questions. Where several questions covered the same issue or topic, we have grouped the questions and provided a single answer.

Important: The BREEAM In-Use International Commercial Version 6 scheme is still in consultation and pending feedback on the draft technical manual and summary of changes document. All criteria, general details and any items discussed in this document are still subject to change as required.

Certification cycle / Scheme versions

Questions:

- What happens with existing projects in the 2015 BIU version when v6 launches? Do they need to update to v6? (4 Votes)
- What is going to happen to assessments in progress? (3 Votes)
- What happens with existing projects in the 2015 BIU? I am working on a project which needs to buy more credits. This means an update of version?
- For the buildings certifying this year, the previous version is still valid, correct?
- What is the deadline for the existent certifications to adapt to the new version?
- Our client has started providing evidence for the 2015 scheme. Can we move this to the new V6 scheme for the same fees, or it will be considered a new asset?

Answer: BREEAM In-Use International 2015 will **not** be closing upon the launch of BREEAM In-Use International V6. Any BREEAM In-Use International 2015 assessment currently certified or that certifies within its 1-year registration period will not be affected by the launch of the new scheme. Providing no significant changes have been made to the asset it can see out its 3-year cycle of a 1-year initial certificate plus two renewal certificates using the BREEAM In-Use online tool.

The BREEAM In-Use International 2015 scheme will remain open for registrations for a 1-year period from the date on which BREEAM In-Use International V6 Launches. During this time, users can decide which version they want to register and assess against. This decision has been made to ensure that there is an adequate transition period.

The two schemes will remain independent, and until the 2015 scheme officially closes, no assessment will be forced to move to the new scheme. In a situation whereby a user decides to move from the 2015 scheme to V6 prior to this, the online system will be designed to make this transition as easy as possible. If an assessment wants to move from 2015 to V6, the new V6 fees will apply.

In terms of a large portfolio of assets, it will be possible to manage these even when the assets are currently certificated against different scheme versions within the portfolio. It is not necessary for all assets to move to the same scheme, they can transition over a longer time period.

Question: Does the 3-year certificate apply retroactively to certified projects? (4 Votes)

Answer: No. The certification cycle for any BREEAM In-Use International 2015 scheme will remain as it is until such time that the scheme closes. This means that certification is released on an annual basis upon confirmation from the client that no significant changes have been made to the asset and submitted by the assessor for certificate renewals (1-year initial certificate plus two renewal certificates). Any assessment certified against the new V6 scheme will be issued with a 3-year certificate.

Question: What happens if the client wants to improve the certification level before the 3 years period ends?

Answer: At the point at which the 3-year certificate is issued to the BREEAM In-Use Assessor, the assessment within the BREEAM In-Use online platform will automatically 're-measure' (open) to enable modifications to the assessment if required. This will allow users to continue tracking asset performance for the duration of the certificate's validity and enhance performance of the asset throughout the period if desired.

If at any point during the first 2 years of the certification, a client wants to recognise the changes that have been made to the assessment, the assessment can be submitted to BRE Global for an update to the certificate. This will enable clients to make various amendments to their assessment during the certification cycle without causing unnecessary high costs and complexity.

Questions:

- What are the costs associated with a mid-cycle change to a certificate? (i.e. to acknowledge improvements made)
- How will measurement and certification fees be affected by the change in certification cycle and ability to re-measure during the 3-year cycle?

Answer: The BREEAM In-Use International V6 scheme will have its own set of fees. These will be determined at the end of the consultation phase and published via our regular channels of communication. The fees regarding a mid-cycle change to a certificate will be based upon the level of change, where minor changes have been made to an assessment the fee will be lower than a full certification fee. The fee payable will be linked to the scale of the QA process required.

General

Question: When is the final BIU v6 planned to be released? (9 Votes)

Answer: The official launch date for BREEAM In-Use International V6 will be determined based on the extent of feedback we receive during the consultation period. The volume of feedback received will determine how much time is required to review and consider this feedback and make the necessary changes based upon it. The final launch date will be communicated in advance through our regular channels of communication as well as on the Consultation web page.

Question: Will we access all assessments (2015 & V6 schemes) from the same login page?

Answer: Yes, the current BREEAM In-Use online platform will be used to assess both BREEAM In-Use International 2015 assessments and BREEAM In-Use International V6 assessments. When the user creates an asset within the tool and wants to begin an assessment of that asset (measurement), the user will be able to choose the scheme version they wish to assess against. BREEAM In-Use user accounts will be able to hold multiple assessments across different scheme versions.

Question: Has BRE reviewed the additional time, cost and impact on the score when applying BIU v6? First look seems to indicate a lot more work and a heavy impact on score. (6 Votes)

Answer: We appreciate that the current proposals detailed within the BREEAM In-Use International version 6 Technical Manual will require some additional effort to demonstrate compliance, compared to the 2015 requirements. However, following the public consultation, we will explore different options to minimise any additional effort, alongside investigation into the effect on the scoring especially for assessments which have been previously certified using BREEAM In-Use International 2015 scheme. Our clients are asking for changes to the scheme and we must strike the right balance between an increase in difficulty, the workload required and our desire to continuously drive the operational performance of buildings.

Energy

Question: Will the Energy calculator be provided for testing during consultation period (before August 30th)? (2 Votes)

Answer: The Part 1 and Part 2 Energy calculators themselves will not be released during the consultation period. The calculators will be integrated into the BREEAM In-Use Online Platform.

However, additional guidance has been provided within the BREEAM In-Use International version 6 Technical Manual to describe and explain the Part 1 Energy calculator (Asset Energy Calculator) more specifically. Please see the Energy calculator descriptions within the Energy category of the draft Technical Manual for more information (including process flow diagrams; Part 1).

Health and Wellbeing

Questions (HEA 01 Daylighting):

- Updates to credits like HEA 01 would make the BIU scheme harder (costs, time) to achieve. BIU used to be more attractive due to its simplicity. (5 Votes)
- HEA01: has an impact analysis been done to understand the amount of work needed to calculate new credits? Should there be a two-pronged approach (simple, hard)? (1 vote)
- New daylighting standards suggest climate base daylighting. ex. BS EN 17037 2018. Would this be taken into consideration for an international approach?

Answer: Thank you for your comments on this issue. We appreciate that the current proposal will require some additional effort to demonstrate compliance compared to the 2015 requirements. However, following the public consultation, we will explore different options to minimise any additional effort, such as a two tier (simple/advanced) approach and the feasibility of developing an Excel-based daylighting tool to help perform the relevant calculations.

Question (HEA 19 Drinking water management): What is the situation with WAT 13 and HEA 13?

Answer: The 2015 'WAT 13 Drinking water' has been relocated to the Health and Wellbeing category and renumbered and renamed as 'HEA 19 Drinking water management', as this issue links to the requirements in 'HEA 13 Drinking water provision'. The requirements in HEA 19 and HEA 13 have been fully aligned.

Question (HEA 12 Inclusive design): HEA12 verifies accessibility of the asset, but it comes back in other questions as well - so if HEA12 is not ok, not ok for e.g. water accessibility?

Answer: HEA 12 covers a variety of accessibility features, including disabled access to drinking water outlets. If one or two credits in the HEA 13 Drinking water provision assessment issue are achieved, which require drinking water outlets to be accessible to all users including those with disabilities, then this can be used as evidence of compliance with Checklist HEA 12a point 3.c. However, if the credits in HEA 12 are not targeted or achieved, it is still possible to achieve the HEA 13 credits.

Assessment Scope

Question: So, if an asset achieves a BREEAM certificate with 100% occupancy, but 3 years later is 50% occupied, they can't go for certification again?

Answer: Yes, this is correct. The current proposal will necessitate assessments to meet the stipulated occupancy criteria in order to continue with the certification. Currently, if an asset wishes to re-certify for BREEAM In-Use International 2015, 100% fit-out/occupation is still needed. We will look to refine the vacancy descriptions and criteria to in order to provide clarity where necessary. It

is also worth bearing in mind that a user can define the scope of the asset being assessed so a change of scope might be appropriate in an asset undergoing major works.

Question: I don't really understand the need for separate fitted/unfitted classifications for vacant areas? Can you provide reasons for the separate classifications?

Answer: There are two different classifications for vacant space use 1) Vacant (fitted) and 2) Vacant (unfitted).

(Vacant) fitted space refers to areas which are fitted out, but are either: 1) Not leased, or (2) Leased or owner occupied, and which have been left unoccupied. For example, in an office this is not referring to a few empty desks but referring to an entirely unoccupied unit or floor.

(Vacant) unfitted space refers to areas which are not fitted out and therefore unoccupied.

This has been introduced in order to get a better representative understanding of the space being assessed. The reason for the two types of vacant space definition is to add additional flexibility to the existing rules. Currently for BREEAM In-Use International 2015, 100% of the assessed space must be in a complete and fitted structure for Part 1 (i.e. 100% fit-out). We are introducing more flexibility for BREEAM In-Use International version 6. In Part 2 for BREEAM In-Use International 2015 the whole asset must be occupied (i.e. 100% occupation) and we are also introducing more flexibility for BREEAM In-Use International version 6 (by allowing minimum 80% occupation). The reason for the two definitions for BREEAM In-Use International version 6 is to allow for the different eligibility rules for Part 1 (Asset Performance) and Part 2 (Management Performance).

Consultation Feedback

Question: What's the best way for us to provide feedback on specific issues?

Answer: To provide feedback on the new BREEAM In-Use International V6 scheme please visit the Consultation page [here](#). The following links/documents are available:

- BREEAM In-Use International: Commercial Technical Manual (Draft for Consultation)
- Summary of Changes
- **Consultation Survey**
- **Feedback form**

There are two ways of providing feedback; via the online survey or by completing feedback form and emailing it to BREEAMInUse@bregroup.com (In bold above)

All feedback will be reviewed and considered for the final version.