

An aerial photograph of a city skyline, likely Chicago, with a large green park in the foreground. The skyline is filled with various skyscrapers and buildings under a cloudy sky. The park has many trees and a winding path.

BREEAM® | USA

MAKING THE USA AND CANADA MORE SUSTAINABLE

Introduction
to BREEAM
Refurbishment
& Fit Out

WWW.BREEAM.COM/USA

What is BREEAM Refurbishment & Fit Out: Commercial?

BREEAM Refurbishment & Fit Out: Commercial focuses on projects that upgrade or alter existing commercial buildings to improve sustainability, functionality, and overall condition.

This includes modernizing or retrofitting building systems, as well as tenant improvements that customize interior spaces to meet occupant needs. Applicable to both newly constructed and existing structures, the standard ensures improvements align with project goals and contribute to wider portfolio sustainability objectives.





Why certify with BREEAM?

BREEAM transforms sustainability from a compliance requirement into a value creation strategy. Its science-driven, data-led framework enables real estate stakeholders to demonstrate verified performance that aligns with investor, tenant, and regulatory expectations.

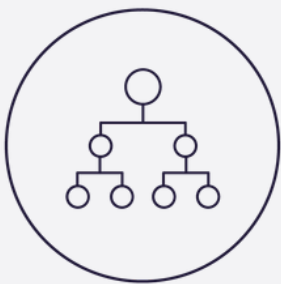
Applicable to both individual assets and entire portfolios, BREEAM adapts to your objectives at any stage of the real estate lifecycle — from planning and design to operations and refurbishment — without a one-size-fits-all approach. Trusted by the industry's leading players and boasting over 750,000 certificates issued worldwide, BREEAM certification delivers a globally recognized mark of quality. It enhances asset value, strengthens resilience, and signals to the market that you're prepared for the future.

How it works

BREEAM Refurbishment and Fit-Out Commercial can be used to assess renovation projects for commercial buildings that include one or more of the following scopes: **building envelope and structure** (including the façade, roofs and glazing), **core systems** (heating, ventilation cooling and building management systems), **local services** (zone controls) and **interior design** (fixtures, fittings and equipment).

Residential buildings cannot be assessed under BREEAM Refurbishment and Fit Out.

Sustainability performance is assessed across ten categories:



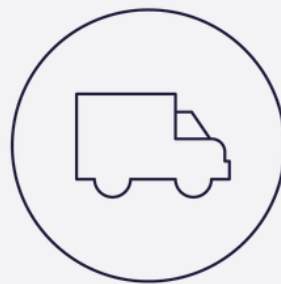
Management



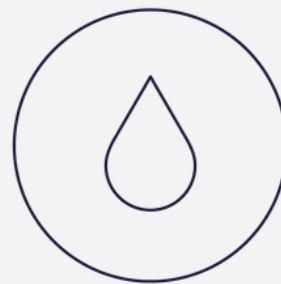
Health & Wellbeing



Energy



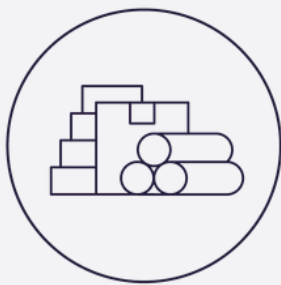
Transport



Water



Waste



Materials



Land Use
& Ecology



Pollution



Innovation

Pursuing certification is a five-step process:

- 1. Create an account in BREEAM Projects
- 2. Complete the pre-assessment to receive an unverified score
- 3. Find a licensed Assessor to register the project and verify the performance
- 4. Submit the assessment for quality assurance
- 5. Receive certification

Assessors lead the certification process and should be engaged at the earliest possible point in the project to ensure the desired rating is achievable.

Advisory Professionals can support client teams in decision-making and evidence preparation, unlocking the value of certification for current and future asset owners and users. While not required for certification, APs can facilitate performance optimization, maximizing value and cost-effective outcomes through BREEAM.



Program fees

Registration and certification fees are dependent on several factors, including:

- the BREEAM standard being used
- the location of the project
- the size of the assessed area (sq m/sq ft),
for Commercial projects
- the number of residential units in the assessed area,
for Residential projects

BREEAM certification is carried out by a licensed Assessor. The assessment fees charged for this service are set by the Assessor Organization and Clients choose which Assessor Organization they wish to work with. BRE does not appoint the Assessor or determine their fees.

Portfolio Approaches

Volume programs are available for clients with a portfolio of existing assets, a development pipeline or refurbishment projects seeking certification. These offer cost-effective, streamlined pathways to certification while maintaining the rigor and credibility that BREEAM is known for globally.

Adaptations of BREEAM Refurbishment and Fit Out

In some countries, BREEAM standards have been adapted to local conditions, translated into the local language, and aligned with the country's building regulations. International Refurbishment and Fit Out applies in all countries except where a local adaptation has been created.

Countries with Refurbishment and Fit Out adaptations: Austria, Germany, Netherlands, Norway, Spain, Switzerland, Sweden, Norway and UK. Find out more at www.breeam.com.

Find out what you can achieve with BREEAM

Talk to one of our experts to discover how BREEAM Refurbishment and Fit Out can help you leverage sustainability to unlock real estate value for your project or capital improvement pipeline:

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