

BREEAM® | USA

BREEAM USA In-Use

Benchmarking and certification for existing Commercial
and Residential assets

WWW.BREGROUP.COM/BREEAMUSA

Driving operational excellence in building performance

BREEAM In-Use is a rigorous, cost-effective and globally recognized online benchmarking and certification program of building sustainability performance for existing commercial, industrial and residential assets.

BREEAM USA In-Use provides a framework to help owners, managers and occupiers of existing assets successfully adopt sustainable solutions in a cost-effective manner and provides market recognition for their achievements. BREEAM USA In-Use is aligned with the BREEAM International In-Use program to enable Clients to accurately compare their assets using BREEAM In-Use anywhere in the world.

BREEAM is the world's leading science-based suite of validation and certification systems for sustainable built environment. BREEAM aims to deliver sustainable solutions, encourage a holistic approach to sustainability that is based on sound science and measures what is important, in terms of reducing building environmental impacts.

Since 1990, its third party certified standards have helped improve asset performance at every stage, from design through construction, to use and refurbishment. Millions of buildings across the world are registered to work towards BREEAM's holistic approach to achieve ESG, health and Net Zero goals.

Value of BREEAM In-Use

Lower running costs

BREEAM In-Use identifies ways to continuously improve efficiencies through monitoring, evaluation and setting performance targets that are assessed against tangible benchmarks.

Increased asset value and recognition

Improved asset performance mean that BREEAM-certified buildings support lower vacancy rates, higher rental premiums and provide a reputable and meaningful route to transparent Environmental Social Governance (ESG) reporting to stakeholders.

Improved health and wellbeing

High standards of internal environments, such as air quality and lighting, and the promotion of active, healthy lifestyles are recognized to improve well-being, productivity and satisfaction of people living or working in the asset.

Leading the way to Net-Zero Carbon

Buildings today account for nearly 40% of annual global greenhouse gas emissions. Investors, governments and consumers are increasingly demanding assets demonstrate how they are reducing their energy consumption and transitioning to low-carbon/carbon-neutral operations.

BREEAM In-Use provides a pathway towards achieving operational Net-Zero Carbon and beyond, using an integrated energy tool to measure stepped performance that is based on robust research, development and many years of experience as a world-leading environmental assessment methodology.

Recognizing resilience

BREEAM In-Use considers an asset's exposure to a range of risks from climate change and other drivers including flooding, pollution, natural hazards and security.

Additionally, BREEAM In-Use encourages the identification and mitigation of transition risks and social risks, in line with the Task Force on Climate-Related Financial Disclosures (TCFD) and GRESB.

Supporting a circular economy

BREEAM In-Use adopts circular economy concepts to rethink how resources are considered, from a linear 'take-make-waste' approach to a more efficient and circular approach towards waste and materials.

Bridging the performance gap

Measuring and understanding the performance of buildings helps achieve designed levels of performance. BREEAM In-Use users can start planning improvements and encouraging positive change based on actual performance data, transforming modelled performance into actual performance.



China Basin, California



Assembly Dulles, Virginia



Mountain Technology Center, California

Sustainability benchmarking and assurance for all building types

BREEAM In-Use can be used to assess commercial, industrial and residential buildings of many types from offices, retail, hospitals, entertainment, distribution, logistics and industrial to apartment blocks and housing. This enables clients to assess the performance of their assets using a single standard no matter what property types they have, allowing for easy comparability of performance.



Office

- Open plan
- Private offices
- With amenities like cafeterias



Industrial

- Warehouse – distribution center
- Factory office
- General manufacturing
- Light manufacturing



Life Sciences

- Commercial laboratories – chemical, biological, etc.



Retail

- Shopping malls
- Supermarkets
- Retail branches of financial institutions
- Convenience stores



Healthcare

- Hospitals
- Medical offices



Hospitality

- All types



Education

- Preschool
- K-12
- University buildings
- University labs



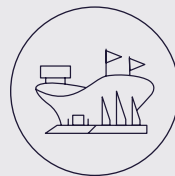
Food sales & service

- Bars
- Restaurants



Government buildings

- Courts
- Libraries
- Police stations
- Fire stations



Sports & leisure

- Fitness clubs
- Gyms
- Ice rinks
- Indoor swimming pools
- Indoor water parks
- Movie theaters



Residential

- Multifamily
- Single homes



Airports

- All space uses



Supportive housing

- Student housing
- Transitional housing
- Senior living

Why BREEAM In-Use

Client flexibility balanced with rigor and credibility

The flexibility of the methodology allows for almost any building to be assessed regardless of age, type or industry sector.

Clients choose which aspects of performance they would like to measure and decide whether certification is appropriate for the asset.

Certification requires the submission of evidence to demonstrate performance and an on-site verification visit by a licensed Assessor.

Works at scale

Clients with large portfolios under management can implement and maintain assessments across their portfolios at scale using new volume strategies.

Focuses on performance outcomes

Progressive improvement of an asset's performance using tangible benchmarks to deliver improved asset value, occupant health and well-being and sustainable use of resources over time.

Integrates health, wellbeing, environmental performance and financial value

BREEAM In-Use is the only environmental assessment method in the world to connect environmental performance, occupant

health and well-being, resilience and financial value within one holistic methodology and online platform.

This integration allows for assets to understand how they are performing today while preparing to protect and grow asset value for tomorrow.

Cost-effective process that gives confidence

Low cost benchmarking allows asset owners and managers to understand performance and act to improve asset/portfolio value while reducing risk.

Accessible and transparent

The BREEAM USA In-Use standards are provided in full and at no cost to download from the BREEAM website, providing accessibility and transparency to all stakeholders and interested parties. The assessment questions are clear and concise and backed up with detailed technical guidance.

Trusted and world-leading

Active since 1990, BREEAM is the world's leading sustainability assessment method for buildings and communities, with more than 600,000 certificates issued and a global reach encompassing 89+ countries.



Tech & Life Sciences Campus in San Francisco

How it works

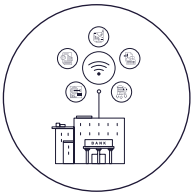
Measure what matters

The BREEAM In-Use process assesses environmental performance in two Parts:



Part 1: Asset Performance

The performance of the physical building and the efficiency of the base building systems.



Part 2: Management Performance

The management practices in place to optimize the building's performance.

Each Part is independently assessed and scored against performance benchmarks, each delivering a unique rating. This allows owners and managers to focus on the areas in which they have control and can drive improvements in performance.

Certify performance

Certification is an assurance activity for asset performance.

Assets must, at a minimum, certify to Part 2: Management Performance for Residential Plus. Certification of Part 1: Asset Performance is encouraged to provide a more holistic assessment of performance.

BREEAM In-Use certification requires evidence and an on-site visit by a licensed BREEAM USA In-Use Assessor to verify performance. This gives stakeholders – investors, owners, managers, tenants – confidence in the asset's performance and the rating achieved.

BREEAM In-Use offers six ratings:

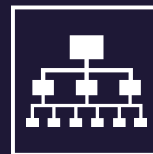
Rating	Star Rating
Outstanding	★★★★★★
Excellent	★★★★☆
Very Good	★★★★☆☆
Good	★★★☆☆
Pass	★★☆☆☆
Acceptable	★☆☆☆☆





Leading the way across key performance indicators

BREEAM ratings are scored against key categories that provide a comprehensive assessment of what makes a high performing asset.



MANAGEMENT



HEALTH & WELL-BEING



ENERGY



TRANSPORT



WATER



RESOURCES



RESILIENCE



LAND USE & ECOLOGY



POLLUTION

Each of these categories contains questions that address the most influential factors of the asset's impacts. The categories and weightings for each Part, along with the asset criteria, are published in the BREEAM USA In-Use Technical. A short summary of what BREEAM In-Use assesses and access to the full Technical are available to download for free from the BREEAM website:

www.bregroup.com/breemusa

Getting started

It's easy to get started with BREEAM:

1. **Register your asset** on the BREEAM In-Use online platform
2. **Benchmark the performance** of your asset
3. **Receive an instantaneous unverified score**
4. **Achieve certification** by hiring a licensed BREEAM USA In-Use Assessor to verify performance

About BREEAM

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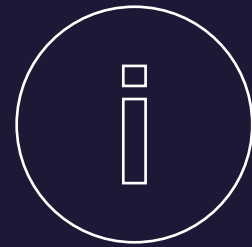
BREEAM aims to deliver sustainable solutions, encourage a holistic approach to sustainability that is based on sound science and measures what is important, in terms of reducing building environmental impacts.

About BRE

BRE delivers innovative and rigorous products, services, standards and qualifications which are used around the globe to make buildings better for people and for the environment.

For a century we have provided government and industry with cutting edge research and testing to make buildings safer and more sustainable. BRE is a profit-for-purpose organization. Any profits from BRE's work go to the BRE Trust, which invests in research projects for the public benefit, or are invested in upgrading our research facilities at the BRE Science Park.

Influential but independent and with a heritage of scientific rigor for 100 years, we will play a key role over the next 100 years, as the world adapts to meet the challenges of climate change.



For more information go to:

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