

BREEAM® | USA

BREEAM USA In-Use
Version 6 Technical
Standard Summary

Introduction to BREEAM USA In-Use

Created in 1990 by BRE (the Building Research Establishment), BREEAM is the first green building certification program and today is recognized as the world's leading sustainability assessment method with over 2.3 million assets registered globally and 600,000+ certificates issued in more than 89 countries. 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 located within the United States.

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.

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

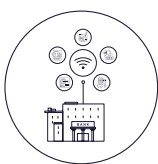
Performance Measurement and Assessment

BREEAM In-Use V6 assessments can consider two aspects of performance:



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.

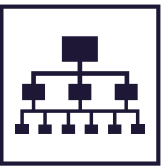



Each Part is independently assessed and scored against performance benchmarks, each delivering a unique rating. This allows owners and managers to focus on the areas in which they have control and can drive improvements in performance.






BREEAM In-Use measures sustainable value in nine environmental categories: Energy, Health & Wellbeing, Transport, Resilience, Resources, Water, Land Use & Ecology, Management and 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 eligibility criteria, are published in the respective Commercial or Residential versions of the BREEAM USA In-Use Technical Manual, which are downloadable from our website (www.bregroup.com/breeamusa) for free.



Issues Addressed

	Part 1	Part 2
 <p>MANAGEMENT</p>	<p>Asset Performance</p> <p>Not assessed</p>	<p>Building Performance</p> <ul style="list-style-type: none"> - Building and/or Home user guide - Engagement and feedback - Maintenance policies and procedures - Environmental policies and procedures - Green lease (Commercial only)
 <p>HEALTH & WELL-BEING</p>	<p>Asset Performance</p> <ul style="list-style-type: none"> - Glare control (Commercial only) - Minimizing overheating from solar gain (Residential only) - User comfort controls - Ventilation and indoor air quality monitoring - Provision of rest areas and access to indoor/outdoor space - Inclusive design - Drinking water provision (Commercial only) - Radon risk management (Residential only) 	<p>Management Performance</p> <ul style="list-style-type: none"> - Thermal comfort - Smoking policy - Indoor air quality management - Acoustic conditions - Legionella risk management - Drinking water management (Commercial only)
 <p>ENERGY</p>	<p>Asset Performance</p> <ul style="list-style-type: none"> - Energy efficiency of building envelope - Energy efficiency of installed services systems - Renewable energy generation capacity - Energy monitoring and management capabilities 	<p>Management Performance</p> <ul style="list-style-type: none"> - Operational energy performance - Energy audit - Energy consumption reporting - Reduction of carbon emissions
 <p>TRANSPORT</p>	<p>Asset Performance</p> <ul style="list-style-type: none"> - Alternative modes of transport - Proximity to public transport - Proximity to amenities - Pedestrian and cyclist safety 	<p><i>Not assessed</i></p>

 <p>WATER</p>	<p>Asset Performance</p> <ul style="list-style-type: none"> - Water monitoring - Water efficient equipment: Toilets, Urinals (Commercial only), Faucets, Showers, Baths (Residential only), Appliances - Leak detection and prevention - Use of alternative sources of water 	<p>Management Performance</p> <ul style="list-style-type: none"> - Water consumption - Water recycling - Water consumption reporting - Water strategy for maintaining and upgrading water systems
 <p>RESOURCES</p>	<p>Asset Performance</p> <ul style="list-style-type: none"> - Condition survey - Reuse and recycling facilities - Resources inventory - Future adaptation 	<p>Management Performance</p> <ul style="list-style-type: none"> - Sustainable procurement - Optimizing resource use, reuse and recycling
 <p>RESILIENCE</p>	<p>Asset Performance</p> <ul style="list-style-type: none"> - Flood risk assessment - Surface water run-off impact mitigation - Natural hazards risk assessment - Durable and resilient features - Alarm systems 	<p>Management Performance</p> <ul style="list-style-type: none"> - Emergency plans and climate-related physical risks - Climate-related transition risks and opportunities - Social risks and opportunities - Fire risk management - Security risk assessment
 <p>LAND USE & ECOLOGY</p>	<p>Asset Performance</p> <ul style="list-style-type: none"> - Planted area - Ecological features of planted area 	<p>Management Performance</p> <ul style="list-style-type: none"> - Ecology report - Biodiversity management plan
 <p>POLLUTION</p>	<p>Asset Performance</p> <ul style="list-style-type: none"> - Minimizing watercourse pollution - Chemical storage - Local air quality - Global Warming Potential of refrigerants - Refrigerant leak detection 	<p>Management Performance</p> <ul style="list-style-type: none"> - Reduction of night-time light pollution - Inspection of watercourse pollution prevention features - Refrigerant replacement - Land contamination mitigation (Commercial only) - Contamination from invasive plant species (Residential only) - Response to pollution incidents

How it works

The benchmarking and certification process is facilitated through the BREEAM In-Use online platform (breeaminuse.breeam.com). The process is simple:



Register

Set up your organization in our online platform and activate the Performance Measurement for your asset



Measure

Answer the questions you want and receive an instant performance score



Certify

Certification is optional but encouraged to provide transparency of the performance achieved

Certification is achieved through independent, third-party assessment conducted on-site by a licensed Assessor. The Assessor reviews evidence provided and conducts a site visit to verify performance. Find a licensed Assessor today by visiting www.bregroup.com/breeamusa/findaUSAAssessor.

Fees for benchmarking and certification submissions are available on the BREEAM USA website (www.bregroup.com/breeamusa).

Why BREEAM In-Use

Client flexibility balanced with rigor and credibility

The flexibility of the standard allows for assessment of any building, regardless of age, type or industry sector.

Focus on building performance outcomes

BREEAM In-Use encourages progressive improvement of an asset's performance, delivering improved asset value, employee health and wellbeing and sustainable use of resources over time.

Integration of human health and environmental performance

BREEAM In-Use integrates human health with environmental performance, providing the foundational approach to health and wellbeing that underpins occupant activities to promote health and wellness.

Linking environmental performance and financial value

The integration of Resilience for tomorrow alongside environmental performance from today seeks to protect asset value for the future.

Cost-effective process that delivers operational and market value

Low cost benchmarking allows ownership and management to understand performance and certification provides a pathway to provide assurance on the performance of their assets.

Benefits

- Supports owners and managers to invest in improving building performance rather than achieving certification.
- Reduces operational costs, increases efficiency and identifies a pathway to improvement.
- Enhances asset value in the short, medium and long term.
- Helps attract tenants and occupiers.
- Improves the wellbeing, productivity and satisfaction of people living or working in the asset.
- Provides independent third-party assurance of the asset's sustainability performance.
- Online platform allows for the smooth management of the benchmarking and certification process for whole portfolios wherever assets are in the world.

BREEAM drives success by:

- Focusing on improving building performance rather than recognizing ideal building design.
- Setting benchmarks that exceed regulations and local practices.
- Adopting a flexible approach that encourages and rewards positive outcomes, avoiding prescribed solutions.
- Using robust science and best practice as the basis for quantifying and calibrating a cost effective and rigorous performance standard for defining environmental quality.
- Reflecting the social and economic benefits of meeting the environmental objectives covered.
- Ensuring environmental quality through an accessible, holistic and balanced measure of environmental impacts.
- Using quantified measures for determining environmental quality.
- Providing a common international framework of assessment that is tailored to meet the 'local' context including regulation, climate and sector.
- Providing third party certification to ensure independence, credibility and consistency of the label.
- Engaging with a representative range of stakeholders to ensure its continuing relevance to the market.
- Promoting high levels of performance and best practice through published case studies and the BREEAM annual awards event.
- Monitoring and carrying out research to further knowledge, strengthen industry tools and improve guidance.



Getting started

Visit our website www.bregroup.com/breeamusa to learn more about the processes and fees involved. Register your project at www.breeminuse.breeam.com to start measuring your building's performance and start working towards certification.

If you have any further questions, give us a call use on: **+1 (888) 834-8680** or send us an email at: **BREEAMUSA@bregroup.com**.

About BREEAM

BREEAM is the world's leading science-based suite of validation and certification systems for sustainable built environment. 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.

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 sustainability 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:

www.bregroup.com/breeamusa

 [@BRE_BREEAM](https://twitter.com/BRE_BREEAM)

 [BREEAM Official](https://www.linkedin.com/company/breeam-official)

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