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CONSULTATION DRAFT

BREEAM New Construction V7 - Data Centres Annex - Summary of changes

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Summary of changes

Asset classifications

New data centre asset classifications and sub-classes are proposed, for consultation.

BREEAM fit-out levels 'shell only', 'shell and core' and 'fully fitted' are clarified for data centres. The Annex only assesses shell and core, and fully fitted data centres.

Assessment scope

For some issues, principal functions (representing the core data centre infrastructure and systems) and supporting functions (occupied areas and office spaces) are assessed according to different criteria. Appendix A of the Annex details the assessment scope for each issue. Please review this carefully, as it underlies why some assessment issues have not been updated for this Annex.

The Annex supports assessments with 'no supporting functions' (no occupied spaces) by filtering out relevant credits in Hea, Tra, and Ene.

Weightings

The fully fitted weightings for a standard BREEAM asset are modified for data centres to reflect higher energy and (where relevant) water consumption. Appendix B of the Annex details the proposed methodology for doing this.

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Management

Issue	Description of update
Man 04^{DC} Commissioning and handover	**Modified requirements** Issue modified to include updated commissioning requirements specific for data centres and improve requirements on envelope performance testing.
Man 06^{DC} Energy water balance	**New issue** A new issue which recognises the balancing of energy water efficiency measures in data centres, considering local water risk and community needs.
Man 07^{DC} Social value creation	**New issue** A new issue for rewarding assessing and delivering social value for communities local to data centres. **New minimum standard** ⚠ New **Pass** minimum standard for achieving 'Local needs assessment' credit.

Health and wellbeing

Issue	Description of update

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Hea 01^{DC} Natural light.	**New filtering logic added** Relevant areas subject to overriding security considerations are scoped out of assessment. This affects the minimum standard, 'Daylighting', 'Direct sunlight to windows' and 'View out' credits. **New filtering logic for minimum standard** ⚠ Where there are no relevant areas for assessment, the Outstanding minimum standard can be scoped out.

Energy

Issue	Description of update
Ene 01^{DC} - Energy performance of data centre infrastructure	**New issue replaces Ene 01** Issue Ene 01^{DC} assesses the performance of the data centre infrastructure using ASHRAE 90.4 compliance as a baseline. New metric EPR_{DC} introduced, assessing performance based on efficient mechanical services and minimising electrical losses at different IT equipment load scenarios. **New and modified minimum standards** ⚠ New Excellent and Outstanding minimum standards based on EPR_{DC}. ⚠ Excellent and Outstanding minimum standards for supporting functions (EPR_{NC}) are retained but performance in this metric does not award credits.
Ene 02^{DC} – Predicted Energy Performance	**Issue modified** Criteria updated to focus on predicted energy performance of data centres. **Credit removed** 'Preparing for in-use measurement of energy consumption'. **Consultation feedback required** Proposed operational energy score benchmarks for consultation for feedback on suitable metrics and benchmarks (TBC). **Minimum standard modified** ⚠ Outstanding minimum standard: 'No nuclear generation or fossil fuel combustion on site'.
Ene 03^{DC} – Energy monitoring	**New requirements**

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	For the 'Energy monitoring by end use' credit, in addition to assessing on a facility-wide basis, 90% or more of annual energy consumption must also be separately sub-metered for supporting functions. All data centres must have an energy monitoring or management system, regardless of GIA.
Ene 04^{DC} – Low Carbon Design	New exemplary credit New exemplary credit 'External heat reuse' to assess measures taken to identify viable external recipients of waste heat, and to install infrastructure to support the future export of waste heat.
Ene 05^{DC} - Prediction of operational energy and carbon	Changes to scoring and methodology Available credits increased to 21. Calculation methodology for available credits aligned with Ene 01^{DC} or Ene 02^{DC}. Instead of comparing unregulated energy with regulated energy, the calculation now compares unregulated energy with energy consumption arising from either - Predictive modelling carried out in Ene 02^{DC} or, - Energy consumption arising from the facility's mechanical load component (MLC) and electrical loss component (ELC) from Ene 01^{DC}. New 'deemed to comply solution' added for IT equipment.
ENE 07^{DC} – Flexible Demand Response	New requirements Issue updated to reflect the demand side flexibility capabilities of key data centre systems.

Materials

Issue	Description of update
Mat 01^{DC} – Building Life Cycle Assessment	New exemplary credits New exemplary credits added for life cycle assessment of IT equipment. Credits N/A 'Embodied benchmark comparison' – no benchmarks are available for data centres.

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