

Assessing smart buildings using BREEAM New Construction, WiredScore and SmartScore

WiredScore

BREEAM®

A certification crosswalk between BREEAM New Construction v7/v7.1 (International and UK), SmartScore v3 Office Development, and WiredScore v4 Office Development certifications

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Introduction

Building technology and sustainability are inseparable in shaping the performance of modern commercial real estate: they are interconnected pillars that determine an asset's efficiency, resilience, and operational success.

In the modern office, reliable, high-speed connectivity is both a baseline expectation and the foundation for advanced building services. As buildings become more digitally enabled, the demands placed on this foundation continue to grow, driven by the widespread adoption of digital collaboration tools, the integration of AI, and the growing use of connected building systems. At the same time, ambitious sustainability goals are raising expectations for building performance, putting greater pressure on connectivity infrastructure than ever before.

Against this backdrop, WiredScore, SmartScore and BREEAM certifications address complementary aspects of building performance. WiredScore focuses on the quality, resilience and future readiness of the digital connectivity that underpins building operations. SmartScore assesses how smart technology is integrated, governed, and used to improve operational performance and user experience. BREEAM provides the broader sustainability and resilience framework, assessing building performance across a wide range of environmental, social and economic considerations.

Together, these frameworks address the critical relationship between digital infrastructure, smart building capabilities, and sustainability outcomes. Alignment across these standards empowers project teams to deliver intelligently operated, resilient buildings designed for long-term value.

This crosswalk identifies where requirements across BREEAM New Construction v7 and v7.1, WiredScore certification v4 and SmartScore certification v3 are fully or partially technically aligned, or share a common intent. It is designed to help developers, owners, design teams and assessors coordinate certification activities, reuse relevant evidence and reduce duplicated effort. Each scheme retains its own technical requirements, assessment process, and validation requirements.

Authors



Tom Wilson

Director of BPS Product,
Sales and Data
BRE



Anna Buchanan

Principal Consultant
BRE



Sanj Ranasinghe

VP, R&D
WiredScore



Lukas Gleixner

Building Technology Engineer
WiredScore

Purpose of this document

This crosswalk maps shared assessment criteria across BREEAM, WiredScore, and SmartScore certifications.

It supports:

- BREEAM New Construction v7 and v7.1 International
- BREEAM New Construction v7 and v7.1 UK
- WiredScore v4 Office Development
- SmartScore v3 Office Development

By identifying shared assessment criteria, it enables project teams to:

- Adopt a holistic and unified approach to sustainability and technology
- Re-use evidence between programs
- Reduce administrative effort
- Achieve faster certification outcomes

About BREEAM

BREEAM (Building Research Establishment Environmental Assessment Method) is the world’s first and leading sustainability assessment and rating method for the built environment. Through its application and use, BREEAM helps clients to measure and reduce the impacts of their buildings and in doing so, create higher value, lower risk assets that are better for people and the environment.

Contact
BREEAM@bregroup.com
Website
<https://breeam.com/>

About WiredScore

WiredScore sets the global standard for technology in the built world. WiredScore certification assesses the quality, resilience, and future readiness of a building’s digital connectivity and supporting infrastructure. SmartScore certification assesses how smart technology, underpinned by effective systems integration, data management and cybersecurity, improves user experience, operational performance and sustainability outcomes.

Contact
hello@wiredscore.com
Website
www.wiredscore.com

How alignment works

This crosswalk maps requirements between:

BREEAM

- New Construction v7 and v7.1 International
- New Construction v7 and v7.1 UK

WiredScore

- WiredScore v4 Office Development
- SmartScore v3 Office Development

The mapping operates in **both directions**, enabling:

- BREEAM users to understand where credits contribute to WiredScore / SmartScore
- WiredScore users to identify where evidence supports BREEAM credits

Levels of alignment

Alignment type	Description	What it means for you
Full technical alignment Full	The mapped requirements are considered technically equivalent across BREEAM New Construction v7/v7.1 and WiredScore v4 or SmartScore v3.	Compliance documentation used for certification under one scheme may also be used as evidence of compliance for the other, subject to validation by the relevant assessor through the standard assessment process. Certification or awarded credits alone do not constitute sufficient evidence.
Partial technical alignment Partial	The mapped requirements partially overlap across BREEAM New Construction v7/v7.1 and WiredScore v4 or SmartScore v3, but each scheme includes requirements not fully addressed by the other.	Compliance documentation used for certification under one scheme may support compliance with the other. Additional documentation will be required to demonstrate full compliance. All evidence must be submitted through the standard assessment process and is subject to validation by the relevant assessor. Certification or awarded credits alone do not constitute sufficient evidence.
Intent alignment Informative	The mapped requirements share a common intent across BREEAM New Construction v7/v7.1 and WiredScore v4 or SmartScore v3, but their technical requirements differ materially.	The assessment methods have similar intent, but there are material differences between the technical requirements. Compliance documentation from one scheme may support compliance with the other, but additional evidence will be required. All evidence must be submitted through the standard assessment process and is subject to validation by the relevant assessor. Certification or awarded credits alone do not constitute sufficient evidence.

In all instances, project teams must submit all required evidence through the scheme's standard assessment processes. It remains the responsibility of the designated BREEAM Assessor and the WiredScore Operations Team to formally review and validate that the submitted documentation meets the distinct technical requirements of each respective certification.

Table 1: SmartScore v3 Office Development to BREEAM New Construction v7/v7.1 (International and UK)

Table 2: WiredScore v4 Office Development to BREEAM New Construction v7/v7.1 (International and UK)

Table 3: BREEAM New Construction v7/v7.1 (International and UK) to SmartScore v3 Office Development

Table 4: BREEAM New Construction v7/v7.1 (International and UK) to WiredScore v4 Office Development

Table 1: SmartScore v3 Office Development to BREEAM New Construction v7/v7.1 (International and UK)

BREEAM International/ UK New Construction v7/v7.1		SmartScore v3		Notes
Issue	Credit/ criterion	Criteria	Feature	
Management				
Man 04 Commissioning and handover	Handover, Criterion 11a	UF1:3 - Inclusive wayfinding	1 - Static digital wayfinding	Information collected for SmartScore requirements may help towards demonstrating compliance with the location of communal facilities, but this is negligible in terms of the content requirements for the Building User Guide. Informative
Man 05 Aftercare	Post-occupancy evaluation	UF2:2 - Wellbeing metrics	1 - Building-level wellbeing metrics	Information collected for SmartScore may help towards demonstrating compliance with Man 05, supporting the feedback of in-use performance. But additional occupant feedback and reporting would be required. This credit also only looks at landlord areas whilst the POE would relate to the building as a whole, including tenanted areas. Informative
			1 - Comfort & Maintenance Feedback	Partial compliance with Man 05, where building user feedback is incorporated into the post-occupancy evaluation. Partial
			2 - Progress Tracking & Issue Resolution Updates	
			3 - User Experience & Satisfaction Feedback	
	Aftercare support, Criterion 2	UF3:2 - Water management	1 - Building-level water metering	Information collected for SmartScore requirements may help towards demonstrating compliance with Man 05. The data from the meter readings can be used to compare the actual water consumption against what was predicted to ensure the building is being used and performing as designed. Informative
			2 - Occupier-level water metering	

BREEAM International/ UK New Construction v7/v7.1		SmartScore v3		Notes
Issue	Credit/criterion	Criteria	Feature	
Health and wellbeing				
Hea 01 Natural light	Glare control	UF2:3 - Occupier comfort control	1 - Fixed digital control	Partial compliance with Hea 01, where compliant forms of glare control must be occupant controlled or automatically controlled with manual override. Additional evidence of suitable glare control must also be met. Partial
		UF2:5 - Innovation in Wellbeing	2 - Dynamic shading / Smart glass	Partial compliance with Hea 01, where dynamic shading is used as an alternative shading measure. Partial
Hea 02 Electric light	Zoning and occupant control	UF2:3 - Occupier comfort control	1 - Fixed digital control	Partial compliance with Hea 02, supporting the zoning and occupant control criteria by providing suitable interfaces. Partial
	Lighting control	UF2:5 - Innovation in Wellbeing	1 - Circadian Rhythms Lighting	Partial compliance with Hea 02, where lights can be dimmed and colour tuned. Partial
Hea 03 Non-visual effects of light	Non-visual effects of light	UF2:5 - Innovation in Wellbeing	1 - Circadian Rhythms Lighting	Partial compliance with Hea 03, where circadian lighting design is automated. Partial
Hea 04 Indoor air quality	Ventilation	UF2:1 - Air quality	1 - Floor-level CO2 data	Partial compliance with Hea 04 where CO ₂ sensors are installed in all occupied spaces. Partial
		UF2:1 - Air quality	2 - Floor-level air quality data	Partial compliance with Hea 04 where CO ₂ sensors are installed in all occupied spaces. Partial
		UF2:4 - Comfort optimization	3 - Occupancy-based optimization	Partial compliance with Hea 04, where CO ₂ sensors are used to automatically control the ventilation. Partial
Hea 05 Thermal comfort	Thermal zoning and controls	UF2:3 - Occupier comfort control	1 - Fixed digital control	Partial compliance with Hea 05, supporting user controls and access to manual override for any automatic systems. Informative
		UF2:4 - Comfort optimization	3 - Occupancy-based optimization	Partial compliance with Hea 05, supporting the efficient heating and cooling of areas. Informative
Hea 07 Safe and accessible design (INT) / Hea 08 Security (UK)	Security	UF1:1 - Building access	1 - Access keycard	Information collected for SmartScore requirements may help towards demonstrating compliance with the Hea 07 / 08 assessment criteria where Access keycards and self-check-in are identified within a security needs assessment. Informative
		UF1:2 - Visitor experience	1 - Self Check-in	
		UF6:1 - Building security	1 - Unauthorized access notification	Information collected for SmartScore requirements may help towards demonstrating compliance with the Hea 07/ 08 assessment criteria where the UF6:1 building security features are identified within a security needs assessment. Informative

BREEAM International/ UK New Construction v7/v7.1		SmartScore v3		Notes
Issue	Credit/ criterion	Criteria	Feature	
Energy				
Ene 02 Prediction of Operational energy and carbon	General	UF3:4 - Operational carbon	1 - Building-level static carbon reporting	Ene 02 predicts the carbon footprint of the building prior to occupancy. Information collected for SmartScore may help towards demonstrating compliance with Ene 02. Informative
Ene 03 Energy monitoring	General		2 - Building dynamic carbon tracking	Information collected for SmartScore requirements may help towards demonstrating compliance Ene 03 Energy monitoring. Ene 03 facilitates carbon tracking and occupier level carbon reporting. Informative
		3 - Occupier-level carbon reporting	Informative	
		UF5:3 - Fault Detection and Diagnosis (FDD)	4 - Occupier notification	Ene 03 requires Building management systems (BMS) for larger buildings which may have FDD functionalities. Informative
		UF3:1 - Energy management	4 - Demand-control optimization	Ene 03 requires BMS systems for larger buildings which may have demand-control optimisation functionalities. Informative
	Energy monitoring by end-use	UF3:1 - Energy management	1 - System-level metering	Full compliance with Ene 03 for Energy monitoring by end-use where all significant end uses are sub-metered. Evidence must be provided as part of the BREEAM assurance process. Full
	Energy monitoring for different occupiers and functional areas		2 - Occupier-level energy metering	Partial compliance with Ene 03: occupier level monitoring only. Partial
		UF3:7 - Innovation in Sustainability Technology	1 - Revenue Grade metering	Full compliance with Ene 03 for Energy monitoring for different occupiers and functional areas. Evidence must be provided as part of the BREEAM assurance process. Full
Ene 07 Flexible demand response	Flexible demand response	UF3:1 - Energy management	4 - Demand-control optimization	Partial compliance with Ene 07, with flexible demand capability provided. Partial
		UF3:7 - Innovation in Sustainability Technology	2 - Onsite Renewable Energy Optimization	Partial compliance with Ene 07, with flexible demand capability provided for local renewable sources. Partial

BREEAM International/ UK New Construction v7/v7.1		SmartScore v3		Notes
Issue	Credit/ criterion	Criteria	Feature	
Ene 08 Installed controls	Installed controls	UF2:4 - Comfort optimization	3 - Occupancy-based optimization	Partial compliance with Ene 08, supporting the installation of controls for HVAC systems. Partial
		UF5:3 - Fault Detection and Diagnosis (FDD)	4 - Occupier notification	Ene 08 recognises systems that are more energy efficient than standard systems and may include FDD. Informative
		UF3:1 - Energy management	4 - Demand-control optimization	Partial compliance with Ene 08, where HVAC systems are provided with demand-control functionality. Partial
Transport				
Tra 02 Sustainable transport measures	Option 4	UF3:6 - EV charging	1 - Charging points location	Partial compliance with Tra 02, Option 4, with EV charging points provided. Partial
Tra 02 Sustainable transport measures	Option 3, 9, 10	UF4:1 - Local events and services	1 - Available services	Partial compliance with Tra 02, Option 3, Option 9 and Option 10. Partial
Water				
Wat 02 Water monitoring	Water monitoring	UF3:2 - Water management	1 - Building-level water metering	Partial compliance with Wat 02 for water monitoring which may also require additional metering for water-consuming plant or building areas (where present). This would fully align with criterion 1. Partial
			2 - Occupier-level water metering	Partial compliance with Wat 02, which focuses on the building level metering and metering of water-consuming plant or building areas. This would partially align with criterion 2 to 4. Partial
Wat 03 Water leak detection and prevention	Leak detection system, Criterion 1a-b	UF3:2 - Water management	3 - Leak detection	Full compliance with Wat 03, BREEAM requires compliant leak detection systems at suitable locations and notifications when major leaks occur. Full
			UF5:3 - Fault Detection and Diagnosis (FDD)	1 - Fault detection alerts
		UF5:3 - Fault Detection and Diagnosis (FDD)	2 - Fault diagnosis alerts	Partial compliance with Wat 03. Partial
			4 - Occupier notification	Partial compliance with Wat 03, enabling fault detection alerts of major leaks. Partial

BREEAM International/ UK New Construction v7/v7.1		SmartScore v3		Notes
Issue	Credit/criterion	Criteria	Feature	
Wat 04 Water efficient equipment and systems	Water efficient equipment and systems	UF2:5 - Innovation in Wellbeing	3 - Automated biophilic irrigation	Partial compliance with Wat 04, covering non-sanitary water-using systems and equipment which could include biophilic irrigation. Partial
Materials				
Mat 01 Building life cycle assessment		UF3:5 - Embodied carbon	1 - Building embodied carbon reporting	Partial compliance with Mat 01. BREEAM requires a full Life Cycle Assessment, rather than just focusing on carbon. However, submission of carbon-only data is required for the benchmarking credits. Partial
Waste				
Wst 03 Operational waste		UF3:3 - Waste management	1 - Building-level waste reporting	Partial compliance with Wst 03. Low-level alignment, since Wst 03 is largely about encouraging the provision of dedicated storage facilities for a building's operational-related recyclable waste streams, whilst UF3:3 is more about reporting operational waste. Partial
Pollution				
Pol 01 Impact of refrigerants	Leak detection, Criterion 7-8	UF5:3 - Fault Detection and Diagnosis (FDD)	1 - Fault detection alerts	Partial compliance with Pol 01, continuously monitoring refrigerant leak detection. Partial
			2 - Fault diagnosis alerts	Partial compliance with Pol 01, automated diagnostics for refrigerant leak detection. Partial

Innovation credits could be used (both ways)

Table 2: WiredScore v4 Office Development to BREEAM New Construction v7/v7.1 (International and UK)

BREEAM International/ UK New Construction v7/v7.1		WiredScore Office v4		Notes
Issue	Credit/ criterion	Criteria	Feature	
Management				
Man 04 Commissioning and handover	Handover, Criterion 11	UF1:3 - Connectivity Guidance	1 - Set up guide	Information collected may help with compliance with Man 04, providing basic instructions for inclusion within the Building User Guide and associated building user training. However, connectivity is not a specific requirement of the Building User Guide. Informative
			2 - Dedicated point of contact	Information collected may help with Man 04, for inclusion within the Building User Guide, confirming relevant contact details. Informative
			3 - Supplier & Support Information Strategy	Information collected may help with Man 04, in confirming the relevant contact details within the Building User Guide. Informative
Man 05 Aftercare	Zero carbon transition planning	TF3:5 - Innovation in Future Readiness	1 - Strategy for offsetting the carbon emission	Information collected may be included within the zero-carbon transition plan to show how the building as a whole will achieve net zero carbon benchmarks by 2050. Informative
Health and wellbeing				
Hea 07 Safe and accessible design (INT) / Hea 08 Security (UK)	Hea 07 Security of site and building Exemplary credit (INT), Hea 08 Criteria 1-3 (UK)	TF2:1 - Telecommunications Room Access and Usage	2 - Access control	Partial compliance with Hea 07/ 08 assessment criteria where the TF2:1 features are identified within a security needs assessment and/or form part of security control or design recommendations provided by a Suitably Qualified Security Specialist. Partial
Transport				
Tra 02 Sustainable transport measures	Option 4	TF1:5 - Innovation in Infrastructure Set-up	1 - EV-charging	Partial compliance with Tra 02. Where a sufficient number of compliant EV charging points are provided, this can support Sustainable transport measure Option 4. Partial
Waste				
Wst 05 Adapting to climate change	Resilience of structure, fabric, building services and renewables installation	TF2:4 - Electrical Power Resilience	2 - On-site generation	Information collected for WiredScore may help towards demonstrating compliance with Wst 05, supporting the resilience of building services, renewable systems, structures and building fabric. Informative
			3 - Power storage solution	
			4 - Diverse power supplies	
Wst 06 Dis-assembly and adapt-ability		TF3:5 - Innovation in Future Readiness	2 - Digital connectivity end-of-life policy	Information collected for WiredScore requirements may help towards demonstrating compliance with Wst 06 as the requirement aligns with the principles of ISO 20887:2020. Informative

BREEAM International/ UK New Construction v7/v7.1		WiredScore Office v4		Notes
Issue	Credit/ criterion	Criteria	Feature	
Pollution				
Pol 03 Flood and surface wa- ter manage- ment	Flood resilience	TF2:3 - Leak / Flood Pro- tection for Telecommuni- cations Room	2 - Above flood plain	Pol 03 covers the whole building and not just the telecommunication room. However, could support achieving Pol 03 credit. Partial
			3 - External flood defence concept in place	Pol 03 covers the whole building and not just the telecommunication room. However, could support achieving Pol 03 credit. Partial

Table 3: BREEAM New Construction v7/v7.1 (International and UK) to SmartScore v3 Office Development

SmartScore v3		BREEAM International/UK New Construction v7/v7.1		Notes
Criteria	Feature	Issue	Credit/ criterion	
UF1:1 - Building access	1 - Access keycard	Hea 07 Safe and accessible design (INT) / Hea 08 Security (UK)	Security	Information collected for Hea 07 (INT) / Hea 08 (UK) requirements may help towards demonstrating compliance with the feature through the Security Needs Assessment (SNA) and Suitably Qualified Security Specialist (SQSS) recommendations for access hardware. Informative
UF1:2 - Visitor experience	1 - Self Check-in			
UF1:3 - Inclusive wayfinding	1 - Static digital wayfinding	Man 04 Commissioning and handover	Handover, Criterion 11a	Information collected for Man 04 requirements may help towards demonstrating compliance with the feature by providing the location of landlord-provided common areas and amenity spaces within the Building User Guide. Informative
UF2:1 - Air quality	1 - Floor-level CO2 data	Hea 04 Indoor air quality	Ventilation, Criterion 6 (INT) / Criterion 5 (UK)	Partial compliance with Hea 04 for evidence of the installation and integration of CO ₂ sensors into the building's ventilation strategy. Partial
	2 - Floor-level air quality data			Information collected for BREEAM Hea 04 requirements may help towards demonstrating compliance with the feature through installation of indoor air quality sensors and the technical capability to measure floor-level environmental metrics. Informative
UF2:2 - Wellbeing metrics	1 - Building-level wellbeing metrics	Man 05 Aftercare	Post-occupancy evaluation	Information collected for Man 05 requirements may help towards demonstrating compliance with the feature through the Post-Occupancy Evaluation (POE) report assessing user satisfaction and building performance. Informative
UF2:3 - Occupier comfort control	1 - Fixed digital control	Hea 01 Natural light	Glare control	Partial compliance with Hea 01 for evidence of the provision of occupant controlled shading systems. Partial
		Hea 02 Electric light	Zoning and occupant control	Partial compliance with Hea 02 for evidence of the installation of zoned lighting controls and user accessible interfaces. Partial
		Hea 04 Indoor air quality	Ventilation	Information collected for Hea 04 may help towards demonstrating compliance with the feature through establishing the infrastructure for air quality sensing and ventilation adjustment. Informative
		Hea 05 Thermal comfort	Thermal zoning and controls	Partial compliance with Hea 05 for the development of a thermal comfort strategy and the implementation of thermal zoning. Partial

SmartScore v3		BREEAM International/UK New Construction v7/v7.1		Notes
Issue	Credit/ criterion	Criteria	Feature	
UF2:4 - Comfort optimization	3 - Occupancy-based optimization	Hea 01 Natural light	Glare control	Information collected for Hea 01 requirements may help towards demonstrating compliance with the feature through visual environment controls and automated shading systems linked to sensors to optimize the visual environment. Informative
		Hea 04 Indoor air quality	Ventilation	Partial compliance with Hea 04 for evidence of the implementation of demand-controlled ventilation and the integration of CO ₂ sensors. Partial
		Hea 05 Thermal comfort	Zoning and controls	Information collected for Hea 05 requirements may help towards demonstrating compliance with the feature through thermal comfort zoning and system control capabilities supporting occupancy-based optimization. Informative
		Ene 08 Installed controls	Installed controls	Partial compliance with Ene 08 for demonstrating that the building systems have the capability and connectivity to optimize the environment based on occupancy. Partial
UF2:5 - Innovation in Wellbeing	1 - Circadian Rhythms Lighting	Hea 02 Electric light	Lighting control	Information collected for Hea 02 requirements may help towards demonstrating compliance with the feature by demonstrating that the physical lighting infrastructure is present. Informative
		Hea 03 Non-visual effects of light	Non-visual effects of light	Partial compliance with Hea 03 for evidence of the existence of an automated circadian strategy and the calculation of biological light metrics. Partial
	2 - Dynamic shading / Smart glass	Hea 01 Natural light	Glare control	Partial compliance with Hea 01 for demonstrating the presence of the hardware and its automatic capabilities. Partial
	3 - Wellbeing Innovation - 1	Wat 04 Water efficient equipment and systems	Water efficient equipment and systems	Partial compliance with Wat 04 for evidence of the installation of controlled irrigation systems linked to soil moisture sensors or local weather data. Partial
UF3:1 - Energy management	1 - System-level metering	Ene 03 Energy monitoring	Energy monitoring by end-use / Energy monitoring for different occupiers and functional areas	Full compliance for the evidence of the installation of advanced sub-metering systems across all tenant spaces and major building systems. BREEAM evidence confirms the infrastructure to accurately measure consumption for individual tenancies and end-use categories, ensuring digital data transmission. Full
	2 - Occupier-level energy metering			
	4 - Demand-control optimization	Ene 08 Installed controls	Installed controls	Information collected for Ene 08 requirements may help towards demonstrating compliance with the feature for high-efficiency hardware specifications, providing the necessary foundation for energy management without covering the active software optimization layer. Informative
		Ene 07 Flexible demand response	Flexible demand response	Partial compliance with Ene 07 for evidence of the implementation of demand responsive systems capable of optimizing electricity consumption based on external signals. Partial

SmartScore v3		BREEAM International/UK New Construction v7/v7.1		Notes
Issue	Credit/criterion	Criteria	Feature	
UF3:2 - Water management	1 - Building-level water metering	Wat 02 Water monitoring	Criteria 1-4	Partial compliance with Wat 02 for evidence of the installation of main water meters with pulsed or open protocol outputs and their integration into a central monitoring system. Partial
		Man 05 Aftercare support	Aftercare support, Criterion 2	Information collected for Man 05 requirements may help towards demonstrating compliance with the feature for the establishment of data collection infrastructure and operational monitoring protocols, providing the necessary foundation. Informative
	2 - Occupier-level water metering	Wat 02 Water monitoring	Criterion 2	Partial compliance with Wat 02 for evidence of the installation of sub-meters on building areas with significant water demand. Partial
		Man 05 Aftercare support	Aftercare support, Criterion 2	Information collected for Man 05 requirements may help towards demonstrating compliance with the feature for the establishment of data collection infrastructure and operational monitoring protocols, providing the necessary foundation. Informative
	3 - Leak detection	Wat 03 Water leak detection and prevention	Leak detection system	Partial compliance with Wat 03 for evidence of the installation of a permanent, automated leak detection system that monitors flow anomalies and provides occupant alerts. Partial
UF3:3 - Waste management	1 - Building-level waste reporting	Wst 03 Operational waste	Operational waste	Information collected for Wst 03 requirements may help towards demonstrating compliance with the feature for the physical infrastructure and segregation facilities required for operational waste management, providing the necessary foundation for reporting without explicitly mandating a digital tracking solution. Informative
UF3:4 - Operational carbon	1 - Building-level static carbon reporting	Ene 02 Prediction of operational energy and carbon		Information collected for Ene 02 requirements may help towards demonstrating compliance with the feature for the establishment of carbon emission factors and predictive energy modelling, providing the essential data logic and sub-metering mapping required for carbon tracking. Informative
	4 - Carbon reduction recommendation	Man 05 Aftercare	Criterion 8	Information collected for Man 05 Criterion 8 may help towards demonstrating compliance with the feature for a Zero Carbon Transition Plan, identifying future energy and carbon-reduction measures. Informative

SmartScore v3		BREEAM International/UK New Construction v7/v7.1		Notes
Issue	Credit/criterion	Criteria	Feature	
UF3:5 - Embodied carbon	1 - Building embodied carbon reporting	Mat 01 Building life cycle assessment		Partial compliance with Mat 01 for evidence of embodied carbon quantification through a standardized Life Cycle Assessment (LCA). Partial
UF3:6 - EV charging	1 - Charging points location	Tra 02 Sustainable transport measures	Option 4	Partial compliance with Tra 02 for evidence of physical EV charging infrastructure and verified site location data. Partial
UF3:7 - Innovation in Sustainability Technology	1 - Revenue Grade metering	Ene 03 Energy monitoring	Energy monitoring for different occupiers and functional areas	Full compliance with Ene 03 for evidence of the installation of automated sub-metering systems across all tenant spaces and major building systems. BREEAM evidence confirms the infrastructure to accurately measure consumption for individual tenancies and end-use categories, ensuring digital data transmission. Full
	2 - Onsite Renewable Energy Optimization	Ene 03 Energy monitoring	Energy monitoring by end-use	Ene 03 alone is informative regarding the provision of dedicated metering for on-site renewable energy generation and export. When the requirements of both Ene 03 and Ene 07 are met, partial compliance is demonstrated through the integration of renewable-generation monitoring with automated load management and optimization. Informative
		Ene 07 Flexible demand response	Flexible demand response	Ene 07 alone is informative regarding building systems capable of automatically adjusting operation in response to local renewable energy availability. When the requirements of both Ene 03 and Ene 07 are met, partial compliance is demonstrated through the integration of renewable-generation monitoring with automated load management and optimization. Informative
UF4:1 - Local events and services	1 - Available services	Tra 02 Sustainable transport measures	Transport options implementation	Information collected for Tra 02 requirements may help towards demonstrating compliance with the feature for the provision of digital transport information systems and the mapping of local amenities, providing the necessary data foundation for a community interface without explicitly mandating the inclusion of dynamic event tracking or an occupier-facing software platform. Informative

SmartScore v3		BREEAM International/UK New Construction v7/v7.1		Notes
Issue	Credit/ criterion	Criteria	Feature	
UF5:3 - Fault Detection and Diagnosis (FDD)	1 - Fault detection alerts	Pol 01 Impact of refrigerants	Leak detection, Criterion 7-8	Partial compliance with Pol 01 for evidence of permanent, automated refrigerant leak detection systems and alarm generation. Pol 01 evidence can support fault detection for refrigerant-based systems but does not require digital notification to operators or fault detection across other building systems. Partial
		Wat 03 Water leak detection and prevention	Leak detection, Criterion 1a-b	Partial compliance with Wat 03 for the installation of permanent, automated systems designed to detect major water leaks and trigger notifications. Partial
	2 - Fault diagnosis alerts	Pol 01 Impact of refrigerants	Criterion 7-8	Information collected for Pol 01 requirements may help towards demonstrating compliance with the feature for the automated detection of refrigerant leaks and the subsequent isolation or containment of the refrigerant charge. Informative
		Wat 03 Water leak detection and prevention	Criterion 1a-b	Partial compliance with Wat 03 for evidence of permanent, automated leak detection systems and inbuilt diagnostic procedures. Partial
	4 - Occupier notification	Wat 03 Water leak detection and prevention	Criterion 1a-b	Partial compliance with Wat 03 for the installation of a permanent, automated leak detection system designed to alert occupants to major water-related outages and faults. Partial
		Ene 03 Energy monitoring & Ene 08 Installed controls		Information collected for Ene 03 & Ene 08 requirements may help towards demonstrating compliance with the feature for the provision of an Energy Monitoring and Management System (EMMS) capable of flagging equipment faults and providing real-time alerts for unexpected energy consumption, and the integration of room-level controllers with the central Building Management System (BMS). Informative
UF6:1 - Building security	1 - Unau- thorized access notification	Hea 07 Safe and accessible design (INT) / Hea 08 Security (UK)	Hea 07 Security of site and building Exemplary credit (INT) / Hea 08 Criteria 1-3 (UK)	Information collected for Hea 07 (INT)/ Hea 08 (UK) requirements may help towards demonstrating compliance with the feature for a risk-based security strategy that identifies and mitigates unauthorized access. Informative
TF1:2 - Platforms	1 - BMS / BAS	Man 04 Commissioning and handover	Schedule and responsibilities, Criterion 3	Partial compliance with Man 04 for evidence of a functional Building Management System with operational user interfaces and command-and-control capabilities at the point of handover. Partial

Table 4: BREEAM New Construction v7/v7.1 (International and UK) to WiredScore v4 Office Development

WiredScore v4		BREEAM International/UK New Construction v7/v7.1		Notes
Criteria	Feature	Issue	Credit/ criterion	
UF1:3 - Connectivity Guidance	1 - Set up guide	Man 04 Commissioning and handover	Handover, Criterion 11	Information collected for Man 04 requirements may help towards demonstrating compliance with the feature for the provision of non-technical and technical user guides, which serve as the foundational framework for occupier communication and building service operation. However, connectivity is not a specific requirement of the Building User Guide. Informative
	2 - Dedicated point of contact			Information collected for Man 04 requirements may help towards demonstrating compliance with the feature through the User Guide. Informative
	3 - Supplier & Support Information Strategy			Information collected for Man 04 requirements may help towards demonstrating compliance with the feature by organizing relevant building team and maintenance contacts within the User Guide. Informative
TF1:5 - Innovation in Infrastructure Set-up	1 - EV-charging	Tra 02 Sustainable transport measures	Option 4	Full compliance for the provision of operational electric vehicle (EV) charging infrastructure and the implementation of passive capacity for future scalability. BREEAM evidence confirms the installation of active charging points alongside the necessary electrical ducting and supply capacity to support additional units as demand increases. Full
TF2:1 - Telecommunications Room Access and Usage	2 - Access control	Hea 07 Safe and accessible design (INT) / Hea 08 Security (UK)	Hea 07 Security of site and building Exemplary credit (INT) / Hea 08 Criteria 1-3 (UK)	Information collected for Hea 07 (INT)/ Hea 08 (UK) requirements may help towards demonstrating compliance with the feature for the implementation of advanced access control hardware as part of a site-specific security strategy. Informative
TF2:3 - Leak / Flood Protection for Telecommunications Room	2 - Above flood plain	Pol 03 Flood and surface water management	Flood resilience	Full compliance for the evidence collected for BREEAM Pol 03 to demonstrate a telecommunications room being located above the floodplain. Full
	3 - External flood defence concept in place		Flood resilience	Partial compliance with Pol 03 for evidence of external flood defences, as the criteria mandate both a site-wide mitigation strategy and the physical protection of critical infrastructure. Partial

WiredScore v4		BREEAM International/UK New Construction v7/v7.1		Notes
Issue	Credit/ criterion	Criteria	Feature	
TF2:4 - Electrical Power Resilience	2 - On-site generation	Wst 05 Adapting to climate change	Resilience of structure, fabric, building services and renewables installation	Information collected for Wst 05 requirements may help towards demonstrating compliance with the feature, but additional documentation is required to verify type and capacity of the on-site generation. Informative
	3 - Power storage solution			Information collected for Wst 05 requirements may help towards demonstrating compliance with the feature, but additional documentation is required to verify type and capacity of the power storage solution. Informative
	4 - Diverse power supplies			Information collected for Wst 05 requirements may help towards demonstrating compliance with the feature, but additional documentation is required. Informative
TF3:5 - Innovation in Future Readiness	1 - Strategy for offsetting the carbon emission	Man 05 Aftercare	Zero carbon transition planning	Partial compliance with Man 05 for evidence of the existence of a formal carbon transition strategy, outlining how the asset will achieve net zero carbon in operation by 2050. Partial
	2 - Digital connectivi- ty end-of- life policy	Wst 06 Disassembly and adaptability		Full compliance for the establishment of a comprehensive lifecycle policy governing the decommissioning, disassembly, and repurposing of digital infrastructure and associated materials. BREEAM evidence confirms the implementation of a "Building Disassembly and Adaptability Manual" that details best practices for the recovery of technical services to maximize their circular economy value. Full