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MAKING EUROPE MORE SUSTAINABLE

BREEAM International In-Use Version 6 Technical Standard Summary



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Introduction to BREEAM International In-Use Version 6

BREEAM International In-Use focuses on the performance of existing assets throughout their lifecycles. This framework helps owners, operators, and managers identify opportunities to improve efficiency, reduce environmental impacts, and enhance occupant wellbeing. By tracking sustainability metrics over time, BREEAM In-Use drives continuous operational improvement, extending asset value while advancing portfolio-wide climate and resilience objectives.

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 In-Use applies in all countries except where a local adaptation has been created.

Countries with In-Use adaptations: Netherlands, Spain, Germany, Austria, Switzerland, Norway and USA. Find out more about BREEAM in the USA at www.breeam.com/usa and all other adaptations at www.breeam.com.



Scope

BREEAM In-Use is split into two aspects of performance:



Part 1: Asset Performance

The performance of the physical building envelope, systems, fixtures and fittings.



Part 2: Management Performance

The operational performance resulting from the management of the asset.

Each Part is independently assessed and scored against performance benchmarks, each delivering a unique rating. Owners can choose which Part(s) to assess the asset's performance against, depending on the extent of operational control they have at the asset and where they can drive improvements in performance.



Certification offered

Certification can be pursued for Part 1 and/or Part 2 for any asset.



In-Use Certification

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

BREEAM In-Use certificates are valid for three years.

Recertification

At the end of the three-year period, all certified assets must remeasure performance and again undergo the assessment process with a licensed Assessor to maintain certification.

Mid-cycle certification

Mid-cycle certification recognizes performance changes during the existing 3-year certificate validity. This is permitted to add a new Part, recognize a score change because of performance change or adjust the underlying assessment scope details. Verification is still required by a licensed Assessor for this certification.



Ratings

BREEAM International In-Use V6 offers six ratings:

Rating	Star Rating	Overall Score
Outstanding	★★★★★★	≥ 85%
Excellent	★★★★★☆	≥ 70%
Very Good	★★★★☆☆	≥ 55%
Good	★★★☆☆☆	≥ 40%
Pass	★★☆☆☆☆	≥ 25%
Acceptable	★☆☆☆☆☆	≥ 10%

Each BREEAM rating broadly represents performance equivalent to:

- **Outstanding:** Less than the top 1% of buildings (innovator)
- **Excellent:** Top 10% of buildings (best practice)
- **Very Good:** Top 25% of buildings (advanced good practice)
- **Good:** Top 50% of buildings (intermediate good practice)
- **Pass:** Top 75% of buildings (standard good practice)



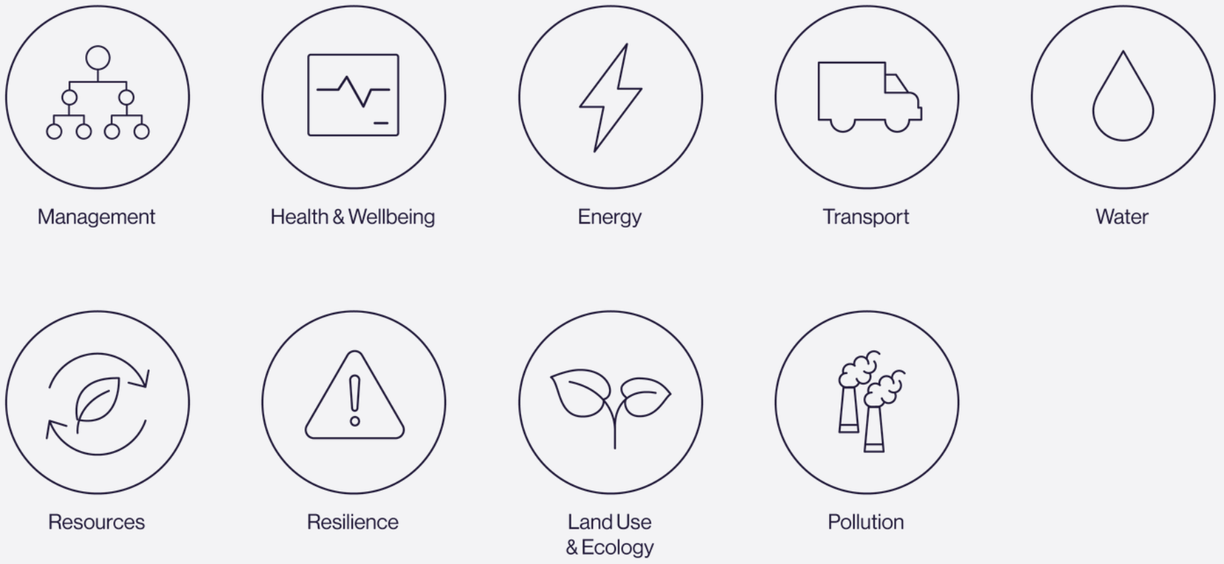
Minimum standards

BREEAM sets minimum standards of performance in key areas to ensure that performance against fundamental sustainability issues is not overlooked in pursuit of a particular rating. The minimum overall percentage score must be achieved and the minimum standards to achieve a particular BREEAM rating.

BREEAM Rating		Commercial		Residential	
		Part 1: Asset performance	**Part 2: Management performance**	**Part 1: Asset performance**	**Part 2: Management performance**
Outstanding	★★★★★★	Recycling facilities in place (Rsc 02)		Recycling facilities in place (Rsc 02)	
Excellent	★★★★★☆				Proactive engagement with neighbors and community including complaints procedure (Man 02)
Very Good	★★★★☆☆	Flood risk assessment conducted (Rsl 01)	Environmental policy or plan in place (Man 04)	Flood risk assessment conducted (Rsl 01)	Occupant satisfaction surveys conducted by either building management or third party (Man 02) Environmental policy or plan in place (Man 04)
Good	★★★☆☆☆	Water metering at site level or better (Wat 01)		Water metering at site level or better (Wat 01)	
Pass	★★☆☆☆☆				
Acceptable	★☆☆☆☆☆		All legal timber and timber-based products (Rsc 05) Fire risk assessment completed (Rsi 09)		All legal timber and timber-based products (Rsc 05) Fire risk assessment completed (Rsl 09)

Category weightings

Each Part measures sustainability performance across a holistic set of categories:



BREEAM categories are weighted to reflect their varying importance in a project's overall sustainability, ensuring that critical sustainability issues like energy efficiency and occupant well-being have a greater influence on the final rating.

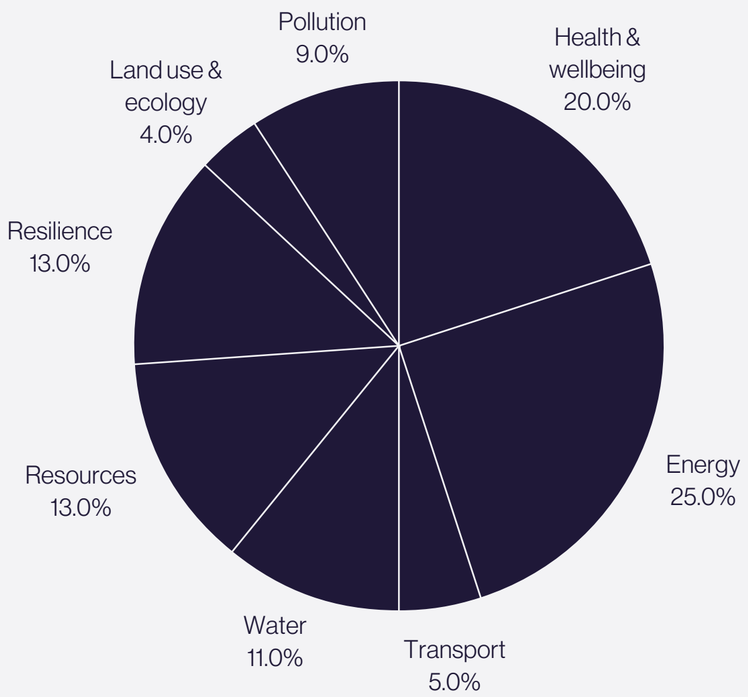
The weightings are assigned to reflect the current priorities and the relative significance of different sustainability issues, such as energy, carbon, materials, and health. Different weightings can be applied depending on the specific scope of the assessment.

By giving greater importance to key categories, the weighted scores encourage focus on high-priority areas to achieve a better BREEAM rating and ultimately, a more sustainable asset.

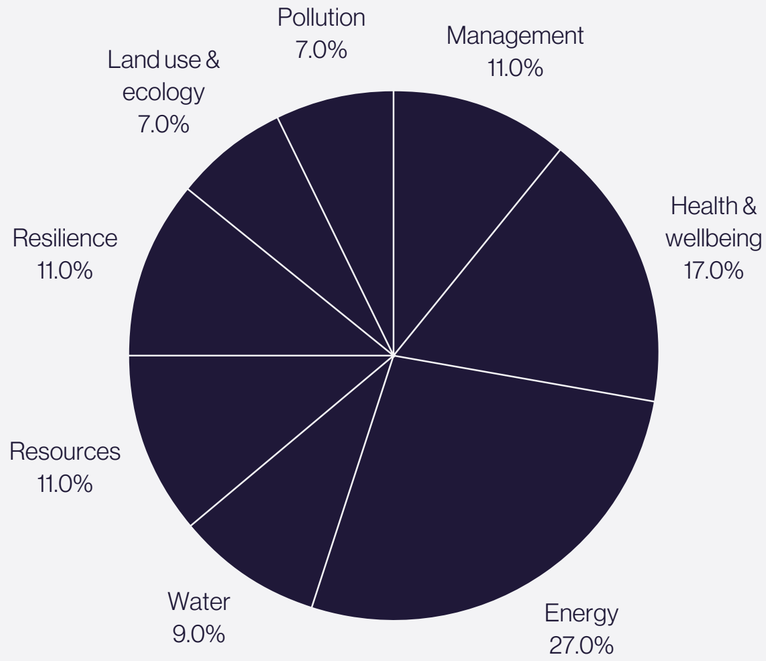
Category weightings (continued)

BREEAM In-Use globally utilize the same weightings to provide consistency across global portfolios:

BREEAM In-Use Part 1 Asset Performance



BREEAM In-Use Part 2 Management Performance



How it works

Follow these six steps to get your project certified:

1. **Create an account in the BREEAM Projects**
   Navigate to https://tools.breeam.com/projects/register-biu.jsp and set up your company as a Client Organization. You will designate a Portfolio Owner who will control all aspects of your account, including providing user access to your asset data. In-house staff and third-party consultants can be designated as users and set up with access into the account.

2. **Activate a Performance Measurement for the asset**
   The Portfolio Owner can create portfolios and assets and then assign them to other users to access and manage. Once the asset is created, a Performance Measurement is activated to begin the scoring process. Performance Measurements can be purchased through the platform or the organization can be invoiced for the purchase.

3. **Complete the Performance Measurement to receive an unverified score**
   Answer questions about the asset's performance in the Part(s) that reflect your level of control over the operational performance of the asset and gather evidence BREEAM requires to support the answer given. The platform will generate an unverified BREEAM score to indicate the potential rating the asset could receive.

4. **Find a licensed Assessor to verify the performance**
   The Assessor, trained and licensed by BRE, will guide you through the entire assessment process. The list of currently licensed Assessor Organizations and their listed Assessors can be found on BREEAM Projects (https://tools.breeam.com/projects/explore/companies.jsp). Once you've negotiated the contract and secured the Assessor, the assessment is submitted to the Assessor through BREEAM Project. The Assessor reviews the evidence, conducts a site visit to verify compliance and award the credits, score and rating.

5. **Submit the assessment for quality assurance**
   The Assessor submits their assessment report and supporting documentation to BRE for quality assurance. Only once it passes this process is the certificate issued. Certification is dependent on the quality of the Assessor's submission.

6. **Receive certification**
   Once the assessment has passed the quality assurance process, the certificate is issued and added to the publicly available global database of certifications.

   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.

Standard asset types

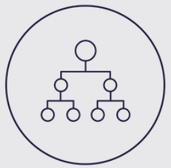
Commercial

- Offices
- Industrial
- Retail
- Life Sciences
- Education
- Hospitality
- Government buildings
- Healthcare
- Sports & Leisure
- Airports

Residential

- Apartment blocks
- Supportive housing
- Student housing
- Individual homes

Categories and their topics

	Part 1: Asset Performance	Part 2: Management Performance
 Management	*Not assessed*	- Building and/or home user guide - Engagement and feedback - Maintenance policies and procedures - Environmental policies and procedures - Green lease (Commercial only)
 Health & Wellbeing	- Glare control (Commercial only) - Minimising 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)	- Thermal comfort - Smoking policy - Indoor air quality management - Acoustic conditions - Legionella risk management - Drinking water management (Commercial only)
 Energy	- Energy efficiency of building fabric - Energy efficiency of installed services systems - Renewable energy generation capacity - Energy monitoring and management capabilities	- Operational energy performance - Energy audit - Energy consumption reporting - Reduction of carbon emissions

Categories and their topics (continued)

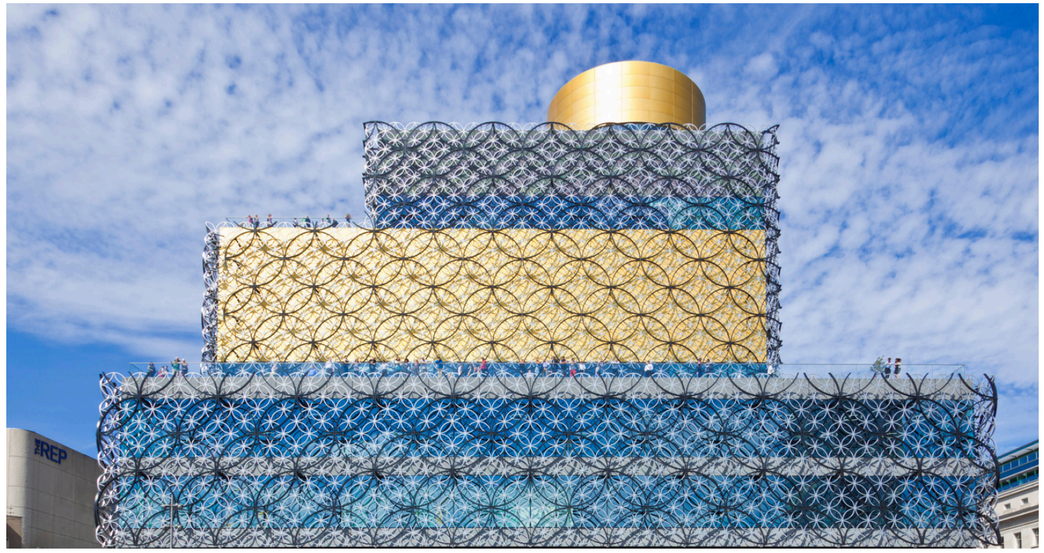
	Part 1: Asset Performance	Part 2: Management Performance
 Transport	- Alternative modes of transport - Proximity to public transport - Proximity to amenities - Pedestrian and cyclist safety	*Not assessed*
 Water	- Water monitoring - Water efficient equipment: Toilets, Urinals (Commercial only), Faucets, Showers, Baths (Residential only), Appliances - Leak detection and prevention - Use of alternative sources of water	- Water consumption - Water recycling - Water consumption reporting - Water strategy for maintaining and upgrading water systems
 Resources	- Condition survey - Reuse and recycling facilities - Resources inventory - Future adaptation	- Sustainable procurement - Optimising resource use, reuse and recyclings

Categories and their topics (continued)

	Part 1: Asset Performance	Part 2: Management Performance
 Resilience	- Flood risk assessment - Surface water run-off impact mitigation - Natural hazards risk assessment - Durable and resilient features - Alarm systems	- Emergency plans and climate-related physical risks - Climate-related transition risks and opportunities - Social risks and opportunities - Fire risk management - Security risk assessment
 Land Use & Ecology	- Planted area - Ecological features of planted area	- Ecology report - Biodiversity management plan
 Pollution	- Minimising watercourse pollution - Chemical storage - Local air quality - Global Warming Potential of refrigerants - Refrigerant leak detection	- Reduction of nighttime 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

Portfolio Approaches

Volume programs are available for clients with multiple projects or assets seeking certification under any BREEAM In-Use standard. These offer cost-effective, streamlined pathways to certification while maintaining the rigor and credibility that BREEAM is known for globally.



Applying BREEAM In-Use globally

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Getting started

Talk to one of our experts to discover how BREEAM In-Use can help you leverage sustainability to unlock real estate value for your asset or portfolio:

UK + Europe

+44 333 321 8811

sales@bregroup.com

Monday – Friday

9am – 5pm UK

Supporting our customers globally:

US + Canada

+1 (800) 408 9989

BREEAMUSA@bregroup.com

Monday – Friday

9am ET to 5pm PT

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