

An aerial photograph of a city skyline, likely Chicago, with a large green park in the foreground. The skyline is filled with various skyscrapers and buildings under a cloudy sky. The park has many trees and a winding path.

BREEAM® | USA

MAKING THE USA AND CANADA MORE SUSTAINABLE

Introduction to BREEAM In-Use

WWW.BREEAM.COM/USA

What is BREEAM In-Use?

BREEAM 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 certain jurisdictions, BREEAM standards can be adapted to local conditions, translated into the local language, and aligned with the country's building regulations. USA In-Use is an adaptation specifically for the United States but is very closely aligned with International In-Use to maintain global comparability of performance and ratings. International In-Use is applicable in Canada.

Other countries with In-Use adaptations: Netherlands, Spain, Germany, Austria, Switzerland, and Norway. Find out more at www.breeam.com.





Why certify with BREEAM?

BREEAM transforms sustainability from a compliance requirement into a value creation strategy. Its science-driven, data-led framework enables real estate stakeholders to demonstrate verified performance that aligns with investor, tenant, and regulatory expectations.

Applicable to both individual assets and entire portfolios, BREEAM adapts to your objectives at any stage of the real estate lifecycle — from planning and design to operations and refurbishment — without a one-size-fits-all approach. Trusted by the industry's leading players and boasting over 750,000 certificates issued worldwide, BREEAM certification delivers a globally recognized mark of quality. It enhances asset value, strengthens resilience, and signals to the market that you're prepared for the future.

How it works

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

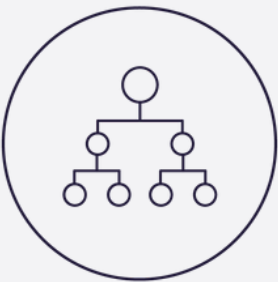
The operational performance resulting from the management of the asset.

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



How it works (continued)

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



Management



Health & Wellbeing



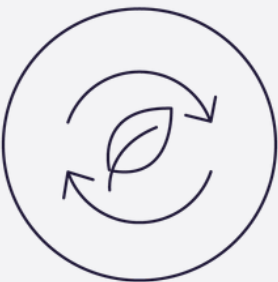
Energy



Transport



Water



Resources



Resilience



Land Use
& Ecology



Pollution

Getting started is simple:

- 1. Create an account in BREEAM Projects
- 2. Register the asset
- 3. Complete the Performance Measurement to receive an unverified score
- 4. Find a licensed Assessor to verify the performance
- 5. Submit the assessment for quality assurance
- 6. Receive certification

Assessors verify the performance by reviewing the evidence submitted and conducting an on-site visit. They award the credits, score and rating and submit the assessment for certification.

Advisory Professionals (APs) 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.



Program fees

Registration and certification fees are dependent on several factors, including:

- the BREEAM standard being used
- the location of the project
- the size of the assessed area (sq m/sq ft),
for Commercial projects
- the number of residential units in the assessed area,
for Residential projects

BREEAM certification is carried out by a licensed Assessor. The assessment fees charged for this service are set by the Assessor Organization and Clients choose which Assessor Organization they wish to work with. BRE does not appoint the Assessor or determine their fees.

Portfolio Approaches

Volume programs are available for clients with a portfolio of existing assets, a development pipeline or refurbishment projects seeking certification. These offer cost-effective, streamlined pathways to certification while maintaining the rigor and credibility that BREEAM is known for globally.

Find out what you can achieve with BREEAM

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:

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