Introduction

BRE has been raising the standards of the built environment since 1921, and in the last few years has grown significantly, both through the achievements of our people and the acquisition of businesses with beliefs and goals aligned with our own.

Our multi-disciplinary teams include leading experts – working in world-class facilities in virtually every element of the built environment. We operate internationally, with offices, representatives and partners around the globe and at our Head Office and major facilities in the United Kingdom. Our long heritage of putting progressive thinking into practice means that our customers and partners, wherever they are in the world trust us to deliver. BRE is part of the BRE Trust, which uses profits we make from our services to fund new research and education programs.
Who is BRE?
BRE is an international, multi-disciplinary, building science organization with a mission to improve buildings and infrastructure through research and knowledge generation, and their application.
Its global group of researchers, scientists, engineers and technicians all share a common goal – to make the built environment better for us all.

What is BREEAM?
BREEAM is the world’s leading sustainability assessment method for master planning projects, infrastructure and buildings. It recognizes and reflects the value in higher performing assets across the built environment lifecycle, from new construction to in-use and refurbishment.
BREEAM was first launched in 1990 and today is the most widely used green building rating system in the world.

What is BREEAM USA?
BREEAM USA collectively refers to the BREEAM standards which have been specifically tailored for the US market.

What are the nine environmental categories of BREEAM?

How does science-backed research apply to BREEAM?
Supporting data within the BREEAM standard is derived from scientific and academic methodology.

What makes BREEAM unique?
– BREEAM’s focus is on building performance
– Developed through peer-reviewed science, not industry consensus
– Certification is optional.

How is BREEAM third-party certified?
Licensed BREEAM USA Assessors are independent individuals who engage directly with clients seeking assessment services.

What is BREEAM In-Use?
BREEAM In-Use is an online, international environmental assessment methodology for existing buildings. The methodology allows for an independent assessment of asset performance, building management and occupier management. Certification is conducted by an independent, third-party licensed Assessor.

What types of buildings are eligible to participate with BREEAM In-Use?
BREEAM In-Use is open to nearly all existing commercial buildings, any size, any age and any performance level. There are no prerequisites to use the standard.

Do I need to register a building before a BREEAM In-Use assessment?
Yes, you must register your organization and the building through the BREEAM In-Use online tool (breeaminuse.breeam.org). Account activation requires the purchase of one Performance Measurement per building.
What are the three parts to the BREEAM In-Use program?

**Part 1 Asset Performance:**
An assessment of the environmental performance of the asset’s built form, construction, fixtures, fittings and installed services.

**Part 2 Building Management:**
The management and operation of the building.

**Part 3 Occupier Management:**
The management of building tenants and their activities and services within the building.

*Please note that Part 3 is currently only available for office buildings.*

Do I have to complete all three parts of the assessment to gain a BREEAM USA In-Use certification?

No. Each Part is independently scored and assessed. You can do one part, two parts or all three parts for a certification.

How does BREEAM In-Use work?

It’s easy to get started with a BREEAM USA In-Use assessment:
1. Register your asset ([breeaminuse.breeam.org](http://breeaminuse.breeam.org))
2. Use the online tool to measure the asset’s performance against the BREEAM In-Use standard
3. Receive an instantaneous unverified score
4. Hire a licensed BREEAM USA Assessor to verify score
5. Receive BREEAM USA In-Use certification

What are the outcomes of a BREEAM USA In-Use Assessment?

The assessment can be used simply to understand performance of an asset or portfolio at a specific point in time or as a framework for an improvement program. The assessment stage can then lead to certification of a building’s operational performance.

How is performance scored?

Credits are awarded based on answers that have been selected, with higher number of credits awarded for better environmental outcomes. The credits achieved are then weighted based on the relative impact of the category to calculate the overall score which is translated to a rating ranging from Acceptable to Outstanding.

How much does it cost to register a building with BREEAM In-Use?

It costs $1000 to register one building. Access to all three parts of BREEAM In-Use are available for one year for this fee.

How much does it cost to complete a BREEAM In-Use certification?

Once a building is registered, (see above question) an independent licensed BREEAM USA In-Use Assessor is contracted directly by the asset owner/operator to complete the certification. The Assessor’s fees are likely to vary depending on a number of factors, including size of the building scope of the verification required and availability of evidence.

What are the benefits of using the BREEAM In-Use online tool for benchmarking?

- Reduce operational costs and increasing efficiency
- Improve the well-being, productivity and satisfaction of people working in the building
- Help bridge the ‘performance gap’ between modelled outputs and operational outputs.
What are the benefits of BREEAM In-Use certification?

- Communicating verified sustainability performance to stakeholders including investors
- Limiting investor and developer risk
- Enhancing asset value and increasing market demand
- Helping to attract tenants and occupiers
- Providing independent third party certification of a building’s sustainability
- Contributing to corporate social responsibility, business reporting and sustainable business leadership.

I own or manage a building, how do I find a licensed BREEAM USA assessor?

A list of licensed BREEAM USA In-Use Assessors is available via GreenBookLive (www.greenbooklive.com), the global database for all BREEAM licensed Assessors and certified assets.

Are there other BREEAM rating systems besides BREEAM In-Use?

There is a BREEAM rating system for every phase of the built environment lifecycle:

**New Construction**
(homes and commercial buildings)

**Refurbishment & Fit Out**
(homes and commercial buildings)

**Communities**
(master planning)

**Infrastructure**
(civil engineering and public realm)

How does BREEAM In-Use limit real estate investors and owners risk?

Climate change and evolving regulation are posing increasing challenges for existing buildings and their owners and investors. Buildings that are not equipped for the future may face the risk of devaluation and could eventually become stranded assets.

My building has a LEED New Construction rating, why would I want to benchmark or certify with BREEAM USA In-Use?

BREEAM USA In-Use is an easy way to verify that your building is performing as it was designed. The BREEAM In-Use assessment will assist in identifying areas to improve through its operations and management of the building.

What value do end-users get from obtaining BREEAM certification that other rating systems don’t offer?

Clients choose BREEAM certification because it helps them deliver and validate the sustainability value of their assets cost effectively and to an internationally recognised and robust standard, tried and tested since it was first launched in 1990.

In doing so BREEAM helps clients manage and mitigate risk through demonstrating sustainability performance during planning, design, construction, operation or refurbishment, helping to lower running costs, maximise returns through market value and attract and retain tenants with desirable places to live and work.
BREEAM Drives Success by:

- Setting benchmarks that exceed regulations and local practices
- Recognizing actions and initiatives that are innovative and improve on BREEAM benchmarks and certifications
- Gathering industry feedback 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, improve guidance and increase BREEAM’s value

Value of BREEAM

Created in 1990 by BRE (the Building Research Establishment), BREEAM was the first green building certification program and today is recognized as the world’s leading sustainability assessment method with over 2,250,000 assets registered in 81 countries and over 560,000 certificates issued. BREEAM In-Use provides existing buildings a quick and cost effective method to benchmark buildings in real time.

BREEAM In-Use is an online environmental assessment methodology for existing buildings that allows for an independent assessment of asset performance, building management, providing a journey to understanding and improving the performance of a building or portfolio. Certification is achieved through independent, third-party assessment conducted on-site.

BREEAM In-Use is developed using peer-reviewed research and science, covering nine categories: Energy, Health & Well-being, Transport, Waste, Water, Land Use & Ecology, Materials, Management and Pollution.

BRE Global

BRE Global Limited (incorporating BREEAM & LPCB) is an independent third party approvals body offering certification of fire, security and sustainability products and services to an international market. BRE Global’s product testing and approvals are carried out by internationally recognised experts in renowned testing laboratories. BRE Global Limited is a custodian of a number of world leading brands including:

- BREEAM is the leading environmental method for buildings, sets the standard for best practice in sustainable design and has become the de-facto measure of a building’s environmental performance
- LPCB for the approval of fire and security products and services, listed in the RedBookLive

BRE Global is part of the BRE Group, the trading subsidiary of the BRE Trust, a registered research and education charity.

BREEAM

Over the last 25 years BREEAM has evolved and grown to reflect advances in science, technology, policy and business. BREEAM is the world’s leading sustainability assessment method for buildings and communities, with more than 560,000 certificates issued and a global reach encompassing 81 countries.

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Getting started

Visit our website www.breeam.com/usa to learn more about the processes and fees involved. Register your project on breeaminuse.breeam.org to start measuring your building’s performance and start working towards certification.

If you have any further questions, give us a call on: +1 (415) 747-5152 or send us an email at: breeaminuse@bregroup.com

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