

An aerial photograph of Central Park in New York City, showing lush green trees and paths in the foreground, with the dense Manhattan skyline of skyscrapers in the background under a blue sky with scattered clouds.

# BREEAM:

Why it's the most widely used  
green building rating system  
in the world.

# What is BREEAM In-Use?

BREEAM In-Use is a benchmarking and certification method available to all existing commercial and residential buildings, regardless of size, age or performance level. The methodology allows for an independent assessment of physical asset performance and management performance. Certification is conducted by an independent, third-party licensed Assessor.

BREEAM is the world's first green building rating system, developed by BRE (Building Research Establishment) in 1990. Today, it is the most widely used program with over 2.3 million registered projects and over 600,000 certified assets in 89+ countries.

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# Why certify with BREEAM?

## **Client flexibility balanced with rigor and credibility**

The flexibility of the standard allows for assessment of any building, regardless of age, type or industry sector.

## **Focus on building performance outcomes**

BREEAM In-Use encourages progressive improvement of an asset's performance, delivering improved asset value, employee health and wellbeing and sustainable use of resources over time.

## **Integration of human health and environmental performance**

BREEAM In-Use integrates human health with environmental performance, providing the foundational approach to health and wellbeing that underpins occupant activities to promote health and wellness.

## **Linking environmental performance and financial value**

The integration of resilience for tomorrow alongside environmental performance from today seeks to protect asset value for the future.

## **Cost-effective process that delivers operational and market value**

Low cost benchmarking allows ownership and management to understand performance and certification provides a pathway to provide assurance on the performance of their assets.



# How it works



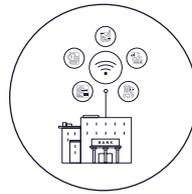
## Measure what matters

The BREEAM In-Use process assesses sustainability performance in two Parts:



### Part 1: Asset Performance

The built form, construction, fixtures, fittings and installed services.



### Part 2: Management Performance

The operations and management of the building.

As each Part is independently scored and assessed, clients can determine where they would most value understanding their performance and select which Part(s) they wish to complete. BREEAM In-Use is applicable to nearly any existing commercial and all residential assets.



## Certify performance

Certification is an assurance activity for asset performance.

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

## BREEAM In-Use offers six ratings:

Rating	Star Rating
Outstanding	★★★★★★
Excellent	★★★★☆
Very Good	★★★★☆☆
Good	★★★☆☆☆
Pass	★★☆☆☆☆
Acceptable	★☆☆☆☆

# Program fees



## Benchmarking

### Performance measurement

\$1,200\* per building

Register your building using the BREEAM In-Use online platform at [breeminuse.breeam.com](http://breeminuse.breeam.com). Benchmark building performance against the BREEAM In-Use standard and receive an unverified BREEAM rating and information to help drive performance improvements in your asset.

\*Purchase of one Performance Measurement allows for unlimited access to the question sets for all Parts of BREEAM USA In-Use and dynamic scoring functionality for up to 12 months or until the assessment is submitted for certification, whichever is sooner.



## Certification

### Certification fee

\$1,500 for Asset Performance

\$1,500 for Management Performance

Assessment certifications undergo a rigorous quality assurance process by BRE Global before the certificate is issued. BREEAM Assessor pays fee directly to BRE Global with certification request. The certification is valid for 3 years.

### Assessment fees

#### Price set by the Assessor

These are the fees charged by the Assessor to verify the performance for certification depending on building size, breadth of the verification needed and evidence availability. Client chooses the Assessor and the contract/fees is negotiated between Client and BREEAM Assessor. A list of all licensed Assessors can be found online ([www.breeam.com/usa/findaUSAAssessor/](http://www.breeam.com/usa/findaUSAAssessor/)).



# Getting started

Visit our website [www.bregroup.com/breeamusa](http://www.bregroup.com/breeamusa) to learn more about the processes and fees involved. Register your project at [www.breeaminuse.breeam.com](http://www.breeaminuse.breeam.com) to start measuring your building's performance and start working towards certification.

# About BREEAM

BREEAM is the world's leading science-based suite of validation and certification systems for sustainable built environment. Since 1990, its third party certified standards have helped improve asset performance at every stage, from design through construction, to use and refurbishment. Millions of buildings across the world are registered to work towards BREEAM's holistic approach to achieve ESG, health and Net Zero goals.

BREEAM aims to deliver sustainable solutions, encourage a holistic approach to sustainability that is based on sound science and measures what is important, in terms of reducing building sustainability impacts.

# About BRE

BRE delivers innovative and rigorous products, services, standards and qualifications which are used around the globe to make buildings better for people and for the environment.

For a century we have provided government and industry with cutting edge research and testing to make buildings safer and more sustainable. BRE is a profit-for-purpose organization. Any profits from BRE's work go to the BRE Trust, which invests in research projects for the public benefit, or are invested in upgrading our research facilities at the BRE Science Park.

Influential but independent and with a heritage of scientific rigor for 100 years, we will play a key role over the next 100 years, as the world adapts to meet the challenges of climate change.



For more information go to:

[www.bregroup.com/breeamusa](http://www.bregroup.com/breeamusa)

 [@BRE\\_BREEAM](https://twitter.com/BRE_BREEAM)

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