

BREEAM UK Non-Domestic Refurbishment and Fit-out 2014 scheme assessment timeline

July 2017

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Guidance Note GN31

The assessment timeline has been produced to assist with optimising project sustainability performance. It outlines at which RIBA stage credits should be addressed and ideally when these should be considered by the design team, planner, contractors, owners/occupiers and other members of the project team to achieve the highest possible BREEAM rating at the minimum cost. It demonstrates that where BREEAM advice is taken on too late within the design and construction phases a number of BREEAM credits may not be achieved.

Due to the nature of Refurbishment and Fit-Out works, some projects may have short timescales and considerable overlap between stages. This can mean that some actions will have to be completed at a later RIBA stage than indicated in this document. However, it is important to consider that early decisions can create opportunities and barriers that impact on the ability of project teams to meet BREEAM requirements at a later stage in the project by limiting design and/or specification choices. This may apply to a number of issues in the assessment timeline below. The use of a yellow/ orange colour grading in this document is intended to indicate the 'ideal time' for assessors to complete evidence.

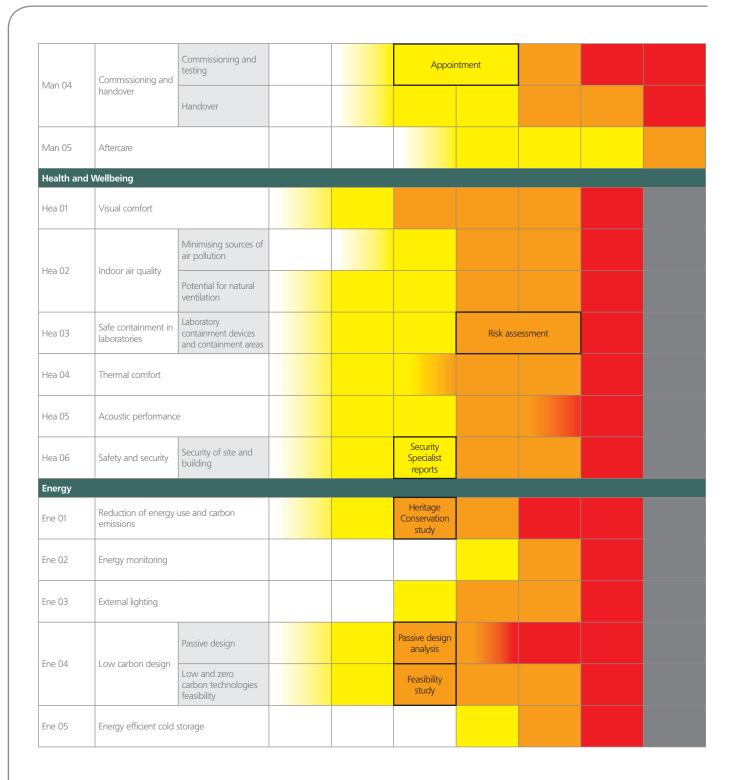
			RIBA Stages of Work - 2013 onwards (Old RIBA equivalent)						
		Sub credits	0	1 (A-B)	2 (C)	3 (D)	4 (E-F)	5	6 (J-K)
			Strategic Definition	Prepartion and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out
Manageme	ent								
Man 01	Project brief and design	Stakeholder consultation			Consultations		Feedback		
		Sustainability champion		Appointment	Agree BREEAM target				
Man 02	Life cycle cost and service life planning	Life cycle cost			Elemental LCC		Component level LCC plan		
		Capital cost reporting							
		Environmental management							
Man 03	Responsible construction	Considerate construction							
Iviali US	practices	Sustainability champion					Appointment		
		Monitoring of construction site impacts							

	Design/management influence
Design/client decision	
	Design/management changes at a high cost and higher risk of not achieving credit
No further changes can be made	
	RIBA stage stipulated within BREEAM criteria
	Issue not applicable to BREEAM UK Non-domestic Refurbishment and Fit-out 2014 scheme



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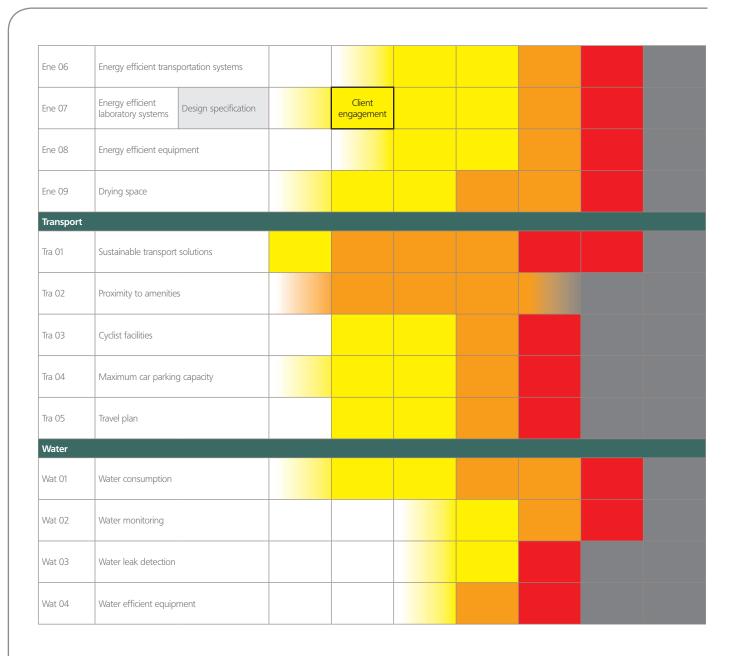
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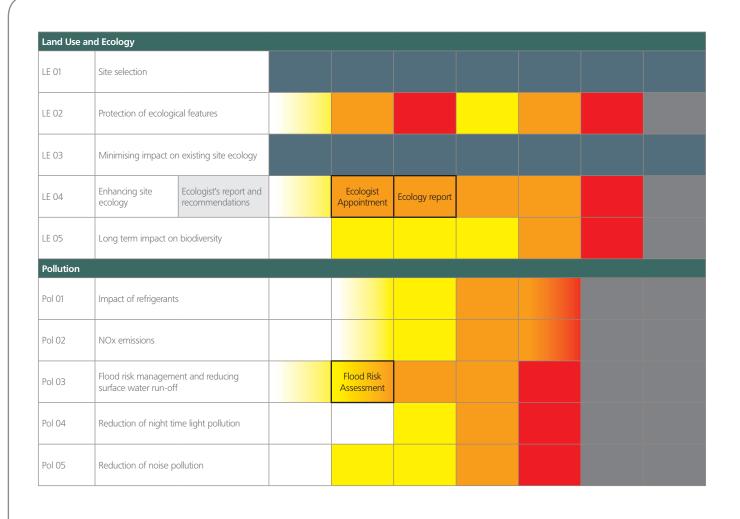


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