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Book Descriptions:

breeam 2009 manual

It provides sustainability benchmarking and assurance for all building types. BREEAM InUse users can start planning improvements and stimulating positive change based on actual performance data and transform modelled outputs into actual outputs. BREEAM InUse provides a pathway towards achieving operational NetZero Carbon and beyond, using an integrated energy tool to measure stepped performance that is based on robust research, development and many years of experience as a worldleading environmental assessment methodology. The secure online platform has dynamic scoring which produces instantaneous outputs and includes reporting functionality that allows the user to track and improve the performance of their assets. The latest edition of BREEAM InUse, Version 6, builds on this to keep encouraging and supporting the improvement of all buildings, wherever they are in their sustainability journey. In doing so, BIU continues to create, protect and grow asset value by encouraging investment in the asset's performance, not just in obtaining a certificate. An interactive user guide for the updated online platform is coming soon. Watch this space. For more details about BRE, a world leading building science centre, please see here For commercial assets, you can get started on the online platform straight away. Want to get started before then. This webinar goes through some of these key topics that BIU delivers value on including why they are so important and how they are assessed in BIU BREEAM is the clear market leader with its dynamic real time scoring platform, continuous tracking of improved performance at the asset level and across the portfolio. BREEAM InUse methodology proved without a doubt the right tool for Macerich to embed as they expand their corporate program." John Seaton, Director, RealFoundations A common set of questions allows the user to compare assets with each other no matter where they are located. <http://www.aloeverajuce.cz/files/crane-sports-home-gym-manual.xml>

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In countries where we are affiliated with an International Partner, a locally adapted version of BREEAM InUse is available. You can find out which InUse standard is applicable within your country view our Technical Standards Finder Tool. Having examined various international options for benchmarking buildings, the DGBC choose to use the English BREEAM methodology as the basis for their sustainability label. BRE has had more than 100,000 buildings certified and operates in 15 different countries. International Brand Nowadays there are national BREEAM schemes for The Netherlands, Germany, Sweden, Norway, Spain and of course England itself. National Scheme Operators translate the International version of BREEAM and make it applicable to their country. For example, some criteria might be irrelevant in a certain country, because it's already standard building practice or regulated. The use of different calculation methods is already discussed by the National Scheme Operators NSO and is accepted by the quality assurance of BRE. To keep the international comparability BRE operates the Core Technical Standard, the list of criteria which each scheme must entail. So, there are differences in the various international schemes, but they are still comparable and valued similar. A three star rating in the Netherlands is the same as in Germany, Norway or England. BREEAMNL BREEAMNL comprises four different labels. First BREEAMNL New Construction and Renovation. This label is operational since September 2009. It is used to determine the sustainable performance of new buildings. The second label is BREEAMNL InUse. This assesses existing buildings on three levels Building, Management and Use, operational since the summer of 2011. The third label is BREEAMNL Area Development 2011 and assesses the sustainability

performance of an area development. In 2013 DGBC launched the label BREEAMNL Demolition to assess the sustainability of demolition projects.http://martinsnegocios.com.br/zeturin/www/admin/mod_galeria_eventos/arquivos/crane-sports-cross-7-ergometer-manual.xml

Dutch Green Building Council BREEAMNL is developed and managed by DGBC, under license of BRE Global Ltd. The Netherlands has been formally recognized by the BRE as National Scheme Operator Scheme Manager and is therefore the only party in the Netherlands is entitled to operate this label. DGBC, as Scheme Operator, is responsible for the content and functioning of the BREEAMNL Schemes. CvD operates independently with respect to both project team and board. Both board and CvD positions are unpaid jobs, and are compiled on the basis of the all parties concerned principle and therefore represent all the relevant stakeholders. Nothing in the documents below creates any rights or obligations. Please help improve it or discuss these issues on the talk page. Learn how and when to remove these template messages Please help improve this article by adding citations to reliable sources. Unsourced material may be challenged and removed. Please help improve it by removing promotional content and inappropriate external links, and by adding encyclopedic content written from a neutral point of view. March 2015 Learn how and when to remove this template message BREEAM also has a tool which focuses on neighbourhood development. Its categories evaluate energy and water use, health and wellbeing, pollution, transport, materials, waste, ecology and management processes. Buildings are rated and certified on a scale of Pass, Good, Very Good, Excellent and Outstanding. It helps them to successfully adopt sustainable solutions in a cost-effective manner, and provides market recognition of their achievements. The first version for assessing new office buildings was launched in 1990. This was followed by versions for other buildings including superstores, industrial units and existing offices. The development of BREEAM then accelerated with annual updates and variations for other building types such as retail premises being introduced.

In 2014, the Government in England signalled the winding down the Code for Sustainable homes, since then BRE has developed the Home Quality Mark which is part of the BREEAM family of schemes. International versions of BREEAM were also launched that year. This revision included the reclassification and consolidation of issues and criteria to further streamline the BREEAM process. The latest update of BREEAM UK New Construction was launched in March 2018 at Ecobuild. Its regular revisions and updates are driven by the ongoing need to improve sustainability, respond to feedback from industry and support the UK's sustainability strategies and commitments. Developers and their project teams use the scheme at key stages in the design and procurement process to measure, evaluate, improve and reflect the performance of their buildings. This scheme makes use of assessment criteria that take account of the circumstances, priorities, codes and standards of the country or region in which the development is located. A scheme for nonhousing refurbishment projects is being developed and is targeted for launch in early 2014. The launch date will be announced once the piloting and independent peer review processes has been completed. It rates new homes on their overall quality and sustainability, then provides further indicators on the homes impact upon the occupants Running costs, Health and wellbeing and Environmental footprint. There are currently NSOs affiliated to BREEAM in They can be produced from scratch by adapting current BREEAM schemes to the local context, or by developing existing local schemes. Where such measures do incur additional costs, these can frequently be paid back through lower running expenses, ultimately leading to saving over the life of the building. The findings included, for example, that 88% think it is a good thing, 96% would use the scheme again and 88% would recommend BREEAM to others.

<http://superbia.lgbt/flotaganis/1648188412>

There is growing evidence, for example, that BREEAM-rated buildings provide increased rates of

return for investors, and increased rental rates and sales premiums for developers and owners. It found, for example, that these buildings achieved a 21% premium on transaction prices and an 18% premium on rents. Retrieved 8 May 2014. By using this site, you agree to the Terms of Use and Privacy Policy. PriceWaterhouseCooper s BREEAM Outstanding refurbishment of its corporate HQ, One PriceWaterhouseCooper s BREEAM Outstanding refurbishment of its corporate HQ, One PriceWaterhouseCooper s BREEAM Outstanding refurbishment of its corporate HQ, One Scandinavia is well known for its high sustainability ambitions and this issue is high on NCC's agenda. "Our strategy is to lead the way in sustainable development and construction," says Carola Laven, business area manager for NCC Property Development. In recent years, environmental certification of buildings has become increasingly popular in Northern Europe and NCC has played a leading role in driving advances in this area. The Group believes that thirdparty assessment and certification of building sustainability leads to a superior environmental performance, lower operating costs, reduced risk and greater appeal for investors, tenants and residents. "Third party certification with BREEAM creates incentives for all parties involved in a building project to strive in the same direction and focus on sustainability issues," says Carola Laven. "We are convinced that our high ambitions in this respect pay off in terms of better returns on our investments. This is particularly true at a time of financial insecurity, which has increased the investor demand for high quality properties with low risks. Certificated buildings are definitely higher valued and create safer longterm investments.

<http://lamda-maritime.com/images/93-nissan-maxima-owners-manual.pdf>

" There are several examples from the NCC portfolio that demonstrate the attraction to investors BREEAM raises property values A vital element of this strategy is the use of recognised thirdparty certification schemes to measure and demonstrate the sustainability of NCC's building assets. For example, NCC Property Development is the largest developer of certificated BREEAM assessed buildings in Scandinavia. Among these is Koggen 2 in Vastra Hamnen in Malmo, the first BREEAM Excellent building in Scandinavia. Koggen 2 was bought by Vasakronan, the largest property owner in Sweden. Vasakronan only invests in certificated buildings. The company takes the view that it can be more flexible when negotiating investments in these buildings because the risks are lower. Experience has shown Vasakronan that environmentally certificated buildings are easier to let, and that the tenants in these buildings are more loyal, resulting in lower vacancies. Another example is Torsplan, an office and retail development in Stockholm's Hagastaden district. The first phase of Torsplan 1 was a BREEAM Excellent office development completed in 2013. It has been sold to KLP, a Norwegian investor and pension fund that invests in high quality properties and for whom the BREEAM certification was a prerequisite. Scheduled for completion in late 2016, the 26,000 m2 Torsplan 2 is especially significant in the company's history because NCC aims to secure a BREEAM Outstanding certificate for Carola Laven Business area manager for NCC Property Development the project, which will make it the first Swedish building to achieve what is the highest possible BREEAM rating. NCC has also successfully employed BREEAM outside of Sweden. The building, whose occupiers include NCC itself, was recently sold to a syndicate.

<http://pakersan.com/images/93-nissan-240sx-service-manual.pdf>

It was nominated as one of four buildings in the 2014 MIPIM Green Innovation Award and was identified as one of the world's top 100 most sustainable buildings by the global environmental organisation Sustainia in 2012. NCC's vice president of environmental affairs Veronica Koutny Sochman says that going the extra mile from Excellent to Outstanding is a demanding and more costly, "you can't just pick the low hanging fruit". Despite this, the project is mainly a case of BREEAM optimisation, Koutny Sochman says "In this project we are using the manual as a guideline trying to reach Outstanding by applying BREEAM ideas in a Swedish context, rather than by adding new solutions." Making a mark with BREEAM BREEAM is used in over 60 countries worldwide.

Several European BREEAM clients have recently celebrated their award success. UnibailRodamco celebrate BREEAM certification for the Toison d'Or shopping centre in Dijon. Applicable to any commercial building Use of BREEAM is by no means limited to office buildings such as Koggen 2. The standard can be applied to virtually any building and location, with versions for new and existing buildings, refurbishments and large developments. For example, NCC is using BREEAM in its development of the new Triangeln shopping mall in the centre of Malmo. New blocks being constructed comprise a mix of offices, retail premises and housing units. All of the commercial space will be certificated in accordance with BREEAM Very Good. Triangeln is just one of the latest of dozens of BREEAM assessed NCC developments across Scandinavia. The group's objective is to have all proprietary produced buildings environmentally certificated. Environmental certification of buildings has taken the sustainability work of the property industry to a new level. "To us, the use of BREEAM has been a powerful tool to ensure that we develop products with high sustainability performance," says Koutny Sochman.

"An increasing share of our customers view BREEAM as a quality seal, and some investors are also starting to value it financially." For more information on NCC's activities go to www.ncc.se. Rosa Lopez of Neinver receives BREEAM certificates from Gavin Dunn of BRE. Neinver have achieved certification for retail developments in Spain, Portugal and Poland. The focus is on finding the solutions that ensure that the building will perform well in energy terms and that materials are sourced sustainably. Design solutions will also incorporate other objectives such as renewable energy procurement or water saving plans, both of which will determine the use of resources in the long term. Developing a BREEAM building will inevitably challenge the initial design and construction teams to look for stateofheart solutions. But they are involved from the beginning and are party to the initial development, design and building contracts at the heart of which lie the building's green credentials. Ensuring their commitment to BREEAM principles is relatively straightforward and, for instance, a green construction contract is similar to an ordinary construction contract. However, sustainable buildings need to perform to the same high standard throughout their lifetime in order to retain their BREEAM certification and maintain the value of the building. The challenge here then is to ensure consistent, compliant behaviour from companies and individuals that may not have been there at the start. Ensuring the flow of building performance data between landlord and tenant is another green requirement that may need to be enshrined in the lease. Data sharing is a twoway street. Not only do building owners need to know how their building is performing but also many tenants have strict sustainability requirements due to their corporate social responsibility CSR policies and this requires building performance to be measured.

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Martin Townsend of BRE with Christiane Conrads, DLA Piper, at the launch of Towards a Greener Future ". Conrads says that additional "green" clauses in leases should, for example, govern the fixtures and fittings. But lease terms should be flexible too in order to allow buildings to adapt to green technological advances. "The industry has made a lot of progress which is not always reflected by some buildings because of the rigidity of lease agreements. Qualitative aspects of buildings should always Sustaining information "By giving the tenants all the information that they need to use buildings in a sustainable way, they can act accordingly and reduce energy use and operational cost for the mutual benefit of both landlords and tenants," Conrads adds. Green leases are usually standard lease agreements to which green provisions have been added. Conrads says that these green provisions can range from simple guidelines for action to complex requirements and prohibitions that apply to both landlord and tenant. Green finance agreements are increasingly important too. The label "green building" can attract financiers and also increase expectations regarding cash flow and rate of return. This can lead to better financing terms, such as lower

interest rates or loan-to-value ratios. As green building certificates move from being a bonus to being a standard financing requirement, Conrads foresees that tailor-made provisions will be incorporated in finance documents more often and will eventually become a market standard. "Loan agreements should, for example, include a requirement that the borrower complies with the appropriate standards in order to qualify for certificates and maintain the green building label throughout the term of the loan and that any renewal or extension of the property certificate is obtained," Conrads points out.

"In the worst case, a bank could recall a loan if the sustainability clauses were being breached, or if certification was not renewed," she adds. Day to day, many of these issues fall within the domain of the property manager, often an external firm. A landlord's contractual relationship with its property manager will therefore also need to reflect the green principles being applied. The document should ensure that there is a common understanding of sustainability and the landlord's obligations, sustainability certification requirements and the need, always, to issue only green leases. Obligations such as data collection to enhance sustain BREEAM in numbers "In the worst case, a bank could recall a loan if the sustainability clauses were being breached, or if certification was not renewed" Conrads ability should be understood and it often falls on the building manager to create a sustainability manual in cooperation with tenants with whom a sustainability committee may also need to be established. All this needs to be wrapped up in a modern "green" property management contract. Recommendations The significance of the property manager in maintaining a building's sustainability certification is under the spotlight. The working group was established in 2012 and its brief is to make recommendations on sustainability and property management. In mid-2013 the working group produced a catalogue of recommended clauses and actions to help implement sustainable property management and maintain it in the long term. Future gazing In March 2014, DLA Piper published *Towards A Greener Future* which provides an insight into investors' preferences for sustainable building certification. The report whose launch is pictured opposite is based on a survey of over 100 investors across Europe. Wereldhave's first sustainability report was published in April 2014.

The company's chief executive officer Dirk Anbeek says that it is common sense that companies should embrace sustainability for the sake of the environment but there are clear business benefits too, he adds. "We are working on sustainability as an integrated part of the business but it should give some payback," Anbeek says. "Sustainability, particularly energy efficiency, is natural and logical but it also helps to lower service costs to tenants." Anbeek explains that the group's sustainability strategy has four pillars: The assets, human resources, partnerships and society. So, big firms will go further out in the search for what are more sustainable buildings." Sustainable benefits in Wereldhave's portfolio and Anbeek says the strategy established a clear target that all office buildings in the French portfolio need to achieve a BREEAM Outstanding level of certification while shopping centres need to be Very Good. The business benefits of a sustainable approach to development were clearly demonstrated by Wereldhave's 22,100 m² Noda office scheme in the Issy les Moulineaux district of Paris, on the banks of the river Seine. The development achieved a BREEAM score of 92.07% during the design phase, a score which represents an Outstanding certificate, a factor that was instrumental in achieving a letting to Coca-Cola which signed leases for 65% of the building. Anbeek is naturally proud of the achievement, but prouder still of the refurbishment of Wereldhave's Carre Vert office building in Levallois-Perret, Paris. Carre Vert was originally developed by Wereldhave in 1999, reaching BREEAM Good in April 2010 following a refurbishment. Then, in 2012, after fitting out tenant EDF's space in the building in partnership with the French electricity supplier, BREEAM awarded the scheme with an Outstanding rating after it achieved a post-construction score of 87.07%.

Taking the building from nothing to BREEAM Outstanding was an achievement in itself, says

Anbeek, but the real business benefit was doing this in partnership with EDF which was keen to demonstrate its environmental credentials as France's main energy provider. "They invested a lot of money which indicates longterm commitment if they are prepared to invest in a building midway through their lease," Anbeek said. Good business case "There's a good business case for securing a single tenant long term but making a building more energy efficient and thus reducing service cost for tenants long term, never has a negative impact on the rent," Anbeek says. Furthermore, while the investment is substantial Anbeek reckons to achieve a 7% yield on cost. "It is not extreme but is well doable," he says. Achieving Very Good ratings on the retail portfolio is no less an achievement. But the imperative to improve them is still there and there are business benefits both in attracting retailers, who are increasingly environmentally aware, and consumers. "Among shopping centres there is a diverse picture. But while some shoppers are not interested at all and are only looking for a nice place for kids and clean toilets, others appreciate sustainability efforts and appreciate seeing good progress," Anbeek says. Green buildings pay New research from BRE and Sweett Group has challenged the perception that sustainable buildings are necessarily more costly to construct. The report presents the actual costs of a range of individual sustainability strategies, and the additional costs if any of achieving various levels of overall building sustainability. In addition it reveals the associated payback to be gained from reduced utility costs. The study found that specifying sustainability measures during the design and procurement stages can bring cost savings without adding significantly, or at all, to upfront costs.

The researchers concluded that achieving the lower BREEAM sustainability ratings can incur little or no additional cost. Targeting higher Savings and payback research challenges the perception that sustainable buildings always cost more to build BREEAM ratings, and so more challenging levels of sustainability, incurs some additional cost but this is typically less than 2%. The Living Lattice is the flagship building of the new 6bn Meixi Lake Eco City, one of eight new exemplar eco cities in China, comprising almost 15 million m2 of development. Designed by a multidisciplinary team featuring Feilden Clegg Bradley Studios, BRE and the Shanghai Research Institute of Building Science SRIBS, the building meets the highest standards both in BREEAM and China's Three Star green building assessment. The building, named for its multilevel matrix of floorplates, courtyards and gardens, is designed Sustainable features include The Living Lattice wins China's first BREEAM Outstanding design certification for developer Franshion. BRE Group chief executive, Peter Bonfield, said "The Living Lattice is the first BREEAM Outstanding for China and it is the first time that life cycle analysis of building materials has contributed to BREEAM certification in the country. We are a nonprofit group that run this service to share documents. We need your help to maintenance and improve this website. The main goal of the study is to consider all aspects of the systems in order to find out the best ones. Recommended articles No articles found. Citing articles Article Metrics View article metrics About ScienceDirect Remote access Shopping cart Advertise Contact and support Terms and conditions Privacy policy We use cookies to help provide and enhance our service and tailor content and ads. By continuing you agree to the use of cookies.

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of the BRE campus and has welcomed thousands of learners. Train with the experts. Our BIM ISO 19650 bundle offers the fastest and most cost-effective path towards your BIM Certification. View course Add to basket Buy this course and BIM 19650 Delivering information management together and save. Buy this course and BIM Level 2 Delivering information management together and save. If you continue to use this site we will assume that you are happy with it. Ok No Privacy policy. You can find out about our cookies and how to disable cookies in our Privacy Policy. If you continue to use this website without disabling cookies, we will assume you are happy to receive them. Close. Not only that, Version 6 also brings the exciting launch of BRE's brand new technical manual for existing residential assets.

BREEAM InUse Version 6 brings major improvements for commercial buildings and a brand new offering tailored for residential applications. With this update, BREEAM InUse continues to encourage and support the improvement of all buildings, wherever they are in their sustainability journey. The BREEAM InUse process continues to create, protect and grow asset value by acting to encourage investment in the asset's performance, not just in obtaining a certificate. Online registration for residential assets will come by late Summer 2020, with offline scoring and reporting tools available in the interim. Contact the BREEAM InUse team to request more information. Registrations for 2015 assets will remain open through 11 May 2021 except for certified assets that are due to expire after this date. It was published on 11 May 2020. Please upgrade your browser to improve your experience. This assessment addressed the ecological criteria LE3 to LE6. BREEAM assessment methods cover a range of building types including offices, industrial buildings, schools, and multiresidential developments, whereas The Code for Sustainable Homes CSH is the mandatory assessment process for all new housing developments. We provide advice to enhance and protect the ecological value of the site and ensure that clients can maximise the number of credits available. We are able to undertake BREEAM and CSH projects throughout Wales. Once again, thanks. I'm happy with it and hopefully planning will be. I'm happy with it and hopefully planning will be too! We have found them to be competitive, efficient and reliable. We. We have found them to be competitive, efficient and reliable. We are pleased to recommend them to our clients. Cookie information is stored in your browser and performs functions such as helping our team to understand which sections of the website you find most interesting and useful. This means that every time you visit this website you will need to enable or disable cookies again.

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