

BREEAM-NOR 2011 Report Template Rev.03:30.08.2018

(Delete text in grey from compiled report)

This template is developed for Grønn Byggallianse by

SKANSKA

This guidance and report template is provided to licensed BREEAM-NOR Assessors for the purpose of supporting completion of a formal BREEAM-NOR assessment. This first section of the template provides assessors with the following:

- 1) How to compile a report using the BREEAM-NOR report template
- 2) 'Getting the references right'
- 3) Example of a completed BREEAM Issue assessment

1. How to compile a report using the BREEAM-NOR report template

It is the responsibility of the assessor to produce a BREEAM-NOR report that is accurate and contains all appropriate and necessary information. This report template aims to support the assessor in doing so. With this in mind the assessor should be aware of the following when writing their report using this template:

1. The template is generic to all BREEAM-NOR 2012 projects. It is based on a standard template used for all BREEAM schemes (UK & International) and developed by SKANSKA on behalf of Grønn Byggallianse.
2. Given that the report is generic to all BREEAM-NOR 2012 projects it contains issue aims and criteria for all BREEAM-NOR issues. It is the BREEAM-NOR Assessor's responsibility to ensure that only those BREEAM-NOR issues applicable to the scheme they are assessing against are included within the formal report. The assessor will, therefore, be required to delete BREEAM-NOR issues and issue criteria not relevant to the building type they are assessing.
3. The template contains areas of text in red; such text requires the BREEAM-NOR Assessor to insert, delete or amend the text (and change the text colour to suit), as appropriate to the context in which it appears. Mind you; For Schedule of evidence and Validation statement, red example text is ONLY provided in Man 1 as an example. For the rest of the issues these fields are left blank. It is the assessor's responsibility to fill in each of the issues Schedule of Evidence and Validation Statement correctly.
4. Refer to section 4 below for an example of how to complete the template for a specific BREEAM-NOR issue.
5. The BREEAM-NOR report MUST be written in English for QA submission.

2. Getting the References Right

Evidence is the basis on which all BREEAM-NOR assessments are made, and referencing the evidence in the assessment report is a critical element in the certification process. Correct and complete referencing in the report is essential because:

- It provides protection to the Assessor in the event of an assessment outcome being challenged - allowing the original evidence on which the assessment was based to be quickly identified.
- It is the primary route for the BRE Global Quality Assurance Verifier to determine whether the assessment meets the requirements of the scheme.
- Without referencing of evidence BRE Global (as the Certifying Body) can have no certainty that the appropriate evidence has been examined by the assessor.

With the above in mind, one of the common reasons why BRE Global QA Verifiers request the resubmission of reports is because the evidence details are either missing or incomplete, i.e. there is not appropriate referencing of evidence for each BREEAM-NOR issue's compliance requirements. Asking for a resubmission under these circumstances does not necessarily mean that the assessor has incorrectly judged the evidence - but the primary, and essential, route by which this can be checked by the Verifier is missing or incomplete.
What information does BRE Global require?

The assessment report must contain a reference to each piece of evidence used to support the assessment of each BREEAM-NOR compliance requirement. This evidence must be referenced in the 'Schedule of Evidence' section of each BREEAM-NOR issue in one of two ways:

- 1) A **Full Description** of evidence is provided for each BREEAM-NOR issue compliance requirement.
- 2) A **Reference Number or Identifier** to a **master-list** of evidence (which itself provides a **Full Description**) is provided for each BREEAM-NOR issue compliance requirement.

Full Description

A **Full Description** to each piece of evidence is included within the 'Schedule of Evidence' section for each BREEAM-NOR issue. The full description must be sufficient to clearly identify the evidence type, For example:

Document Type, Source/Title (or equivalent) and clause/no. (if applicable), Version (revision/date),

Some example of full descriptions to evidence:

1. Specification, HA Employer's Requirements, 5.1.13, July 2006
2. Design drawing, Site Layout, BA3507/600 rev B
3. Design drawing. 1st floor Plan, BA3507/207, rev F
4. Manufacturer's boiler details: Winchester-Decker DT24HE <http://www.WDboilers.co.uk>, July 2007
5. Letter of appointment, From J B Smith to Developer, 17 November, 2007

Reference Number/Identifier

A **Reference Number/Identifier** to each piece of evidence is included within the 'Schedule of Evidence' section. The **Reference Number/Identifier** must correspond to an individual **Full Description** of a piece of evidence that is provided within a master-list of references, provided as an appendix to the assessment report.

This may be a simple number system (e.g.1, 2, 3) assigned to each piece of evidence referenced in the master-list, and/or a unique document reference number assigned by you/your organisation as part of your own document management and control system.

Example: Master-list of evidence table

Doc. Ref.	Document Type	Source/Title (or equivalent)	Clause/ paragraph/ drawing no. (if applicable)	Version (revision/ date)	Organisation's unique document filing reference (optional)
1	Specification	HA Employer's Requirements	5.1.13	July 2006	9500625
2	Design drawing	Site Layout	BA3507/600	B	9506245
3	Design drawing	1 st floor Plan	BA3507/207	A	10950622
4	Design drawing	Ground floor Plan	BA3507/208	A	10950623
5	Design drawing	3 rd floor Plans	BA3507/209	F	10950624
6	Manufacturer's boiler details	Winchester-Decker DT24HE http://www.WDboilers.co.uk	N/A	July 2007	12000625
7	Letter	From J B Smith to Developer	N/A	17 November, 2007	13500700

The examples are fictional and for illustrative purposes only.

Where using a master-list, to assist in the audit process, the 'Schedule of Evidence' section for each individual BREEAM-NOR issue must include at least a short description of the evidence type used and reference back to the master-list. (For example: Specification [1], Design Drawing [2], Letter [7].).

Whichever approach the assessor prefers to use, they must ensure that all evidence demonstrating compliance is included and referenced correctly. This will reduce the number of requests BRE Global make for report resubmissions due to incomplete or missing evidence.

Having a trail of evidence that is verifiable does not mean that BRE Global expect to receive and check every single piece of evidence for every single real assessment. The audit process is there to provide a reasonable degree of assurance that there are no errors in an assessment report - it does not provide an absolute guarantee to this effect - and it remains the responsibility of the assessor to take all reasonable measures to ensure that the assessment is correct. In common with most approaches to auditing, the QA audits carried out by BRE Global on live BREEAM-NOR assessments are done through a process of random sampling and checking at several levels. However, regardless of the level of checking for a particular assessment report, there must always be sufficient detail included in the references so that, should we wish to do so, we can call upon

3. Example of a completed BREEAM Issue assessment

Management	Minimum BREEAM Standards					
	Rating Level	P	G	VG	E	O
Man 1 - Commissioning	Min. credits to achieve rating	1	1	1	1	2

Number of credits achieved:	1 of 2
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Number of credits achieved for the issue must be inserted here.

Aim

To recognise and encourage an appropriate level of building services commissioning that is carried out in a co-ordinated and comprehensive manner, thus ensuring optimum performance under actual occupancy conditions.

Criteria

Two credits available as follows:

Credits	
1	Where evidence provided demonstrates that an appropriate project team member has been appointed to monitor commissioning on behalf of the client to ensure commissioning will be carried out in line with current best practice.
2	Where, in addition to the above, evidence provided demonstrates that seasonal commissioning will be carried out during the first year of occupation, post construction (or post fit out).

Insert 'Yes' or 'No' to confirm whether the credit has or has not been awarded. Or where multiple credits, state the number of credits awarded out of those available e.g. 1 of 2.

Schedule of Evidence

First Credit achieved? (For full explanation, please refer to Validation Statement)	Yes
Second Credit achieved? (For full explanation, please refer to Validation Statement)	No
<ol style="list-style-type: none"> Specification 1.5.3 Commissioning and Appendix 3.1.19, Commissioning Schedule and Responsibilities Specification 1.5.3 Commissioning and Appendix 3.1.20, Design and Pre-Installation Duties Project Plan 'Example Building' rev05, 19th November 2008 Letter from Mr Client to Regina Commissioning Ltd, terms of appointment of specialist commissioning agent (ref: 1234d/4 date: 23/8/09). 	

Insert a full description or Reference number/identifier to each document used as evidence to demonstrate compliance or non compliance against the requirements of the BREEAM-NOR issue.

Validation Statement

First credit

The specification confirms that the senior mechanical design engineer (Mr. B Brown) will be responsible for monitoring and programming pre-commissioning, commissioning and re-commissioning on behalf of the client. The specification also confirms that commissioning will be carried out in accordance with the Building Regulation and CIBSE and BSRIA guidance (the assessor has witnessed that the specification details each relevant guide).

The main contractor's project plan confirms an allowance of a 4 week period for commissioning relevant services. The letter provided by the client details the terms of appointment of a specialist commissioning management organisation (Regina Commissioning Ltd), which includes responsibility for commissioning the HVAC systems (the building will not have a computerised Building Management System). The terms of Regina Commissioning Ltd's appointment include, reviewing the design for commissionability at the detail design stage, defining the length of commissioning period (in collaboration with the main contractor) and over-seeing all commissioning and performance testing as detailed in the specification.

Second credit

Regina Commissioning Ltd confirmed to the assessor (at the assessment meeting) that there is no requirement, within their terms of appointment, to carry out seasonal commissioning. As a result the second credit has not been awarded.

The second credit could be achieved if the client confirms the appointment of a specialist commissioning manager to oversee the following responsibilities over a minimum 12 month period, once the building is occupied:

- Testing of all building services under full load conditions. Testing must be carried out during periods of extreme (high or low) occupancy.
- Conduct interviews with building occupants to identify problems or concerns regarding the effectiveness of the installed systems.
- Re-commissioning of systems (following any work needed to serve revised loads) and incorporating any revisions in operating procedures into the O&M manuals.

A validation statement must be provided. This statement is the assessor's summary of the building's performance against the BREEAM – NOR issue requirements. It should tell the reader (client or QA Verifier) how and why the BREEAM-NOR credits have, or have not been achieved. The information in the statement must align the building's assessed performance with the compliance requirements and the documentary evidence (referenced above). Full descriptions of evidence are not required in the statement (as these are provided in the schedule of evidence section or master-list).

If a credit has not been awarded due to a lack of evidence, this should be stated. If evidence is provided which demonstrates non compliance this should also be stated.

Whilst it is not a requirement of a formal BREEAM-NOR report, the assessor should consider providing guidance on how the credits could be achieved (where possible).

BREEAM[®] NOR

BRE Environmental & Sustainability Standard

BREEAM-NOR ver 1.1 (2012)

Photo of project/building

**BREEAM-NOR – [Type of building]
[Stage of Assessment – Interim/Final] Assessment
Report**

[Name of Project/Assessed Building]

Prepared for:

(Name of client)

(Date Month Year)

(BRE ref. no)

Prepared on behalf of [Assessor Organisation] by

Name

Position

Mail address

Signature

Approved on behalf of [Name of Assessor Organisation] by*

Name

Position

Date

Signature

** Whilst Grønn Byggallianse/BRE Global encourage assessors to get their worked checked and approved, formal approval is not required for the purpose of complying with BRE Global's Quality Assurance requirements.*

[Assessor organisation name]

[Assessor contact details]

Disclaimer

This report is made on behalf of [Assessor Organization]. By receiving the report and acting on it, the client – or any third party relying on it – accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

Copyright

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The BREEAM-NOR name and logo are registered trademarks of the Norwegian Green Building Council.

Executive Summary

[Assessor Organisation] has been commissioned by [Client] to carry out a BREEAM-NOR assessment of [Name of Project or Assessed Building]. This report details the **interim design stage / final post construction stage / final post fit-out stage (delete as appropriate)** performance of the aforementioned building development as measured against the BRE Environmental and Sustainability Standard, BREEAM-NOR ver.1.1 (2012) New Construction.

The building has achieved a BREEAM-NOR score of [Insert score], which translates in to an **interim design stage / final post construction stage (delete as appropriate)** BREEAM-NOR rating of **Pass / Good / Very Good / Excellent / Outstanding (delete as appropriate)**. The BREEAM assessor has determined this rating using an auditable trail of evidence, all of which is referenced throughout this assessment report.

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BREEAM-NOR Certificate Information

Certificate Request Form											
BREEAM-NOR rating											
PASS	<input type="checkbox"/>	GOOD	<input type="checkbox"/>	V.GOOD	<input type="checkbox"/>	EXCELLENT	<input type="checkbox"/>	OUTSTANDING*	<input type="checkbox"/>		
Percentage score		BREEAM Scheme & Version				BREEAM-NOR ver.1.1 (2012) New Construction					
BRE ref. no.											
Stage of assessment		(Interim Design - Final Post Construction Review/Assessment - Final Post Fit-Out Review/Assessment)									
Report Date		Assessed Net floor area:									
Registration type: (BREEAM Retail, Offices, Industrial and Education assessments only)											
Project type: Whole new buildings, Major refurbishments of existing buildings, New build extensions to existing buildings, A combination of new-build and existing building refurbishment, New build and/or refurbishments which are part of a larger mixed use building, Existing building fit-out											
Shell Only <input type="checkbox"/>		If shell only, do you require 'Maximum Potential Fitted Out BREEAM-NOR score' to appear on the certificate?					Yes <input type="checkbox"/>			No <input type="checkbox"/>	
Fully Fitted <input type="checkbox"/>		If yes, what is the 'Maximum Potential Fitted Out BREEAM-NOR score' (taken from assessment tool)?									
Building and Team Details											
Building name / Plot number and building address											
Licensed assessor											
Assessor organisation											
Client											
Developer											

Architect	
Main Contractor	
Other	<u>Consultants:</u> <u>Subcontractors:</u>
* BREEAM-NOR Outstanding Rating <i>(mandatory if applying for BREEAM-NOR Outstanding rating)</i>	
I/we [assessor organisation/client] agree to provide/enclose (delete as appropriate) the relevant building/project information and give BRE Global/Grønn Byggallianse permission to produce a case study on the design and development of [building name].	
It is a condition of awarding an Outstanding BREEAM-NOR rating that a case study of the assessed building is produced. The design team/client must therefore agree to provide relevant information about the project to BRE Global/Grønn Byggallianse for production and dissemination of such a case study. Where permission is not granted or information not provided, the assessed building will be awarded an Excellent rating.	
Interim design stage certification On submission of the interim design stage report the client or their representative agree to provide the relevant information and give permission to BRE Global/Grønn Byggallianse to produce and disseminate a case study for the assessed building at the final stage of BREEAM-NOR certification. The relevant information is not required for or at the interim stage of certification.	
Post construction certification On submission of the final post construction stage report the client or their representative agree to provide the relevant building information and give permission to BRE Global/Grønn Byggallianse to produce and disseminate a case study of the assessed building.	

Introduction

[Assessor Organisation] has been commissioned to carry out a BREEAM-NOR (**BRE Environmental Assessment Method-Norway**) ver.1.1 (2012) New Construction assessment of [Building name] for [Client].

The BREEAM-NOR Standard

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance. The BREEAM-NOR Standard is a Norwegian nationally adapted version of the BREEAM Standard.

The aims and objectives of BREEAM are:

Aims of BREEAM

- To mitigate the impacts of buildings on the environment
- To enable buildings to be recognised according to their environmental benefits
- To provide a credible, environmental label for buildings
- To stimulate demand for sustainable buildings

Objectives of BREEAM

- To provide market recognition to low environmental impact buildings
- To ensure best environmental practice is incorporated in buildings
- To set criteria and standards surpassing those required by regulations and challenge the market to provide innovative solutions that minimise the environmental impact of buildings
- To raise the awareness of owners, occupants, designers and operators of the benefits of buildings with a reduced impact on the environment
- To allow organisations to demonstrate progress towards corporate environmental objectives

Building projects are assessed at the design and post-construction stages using a system of environmental issues grouped within the following categories:

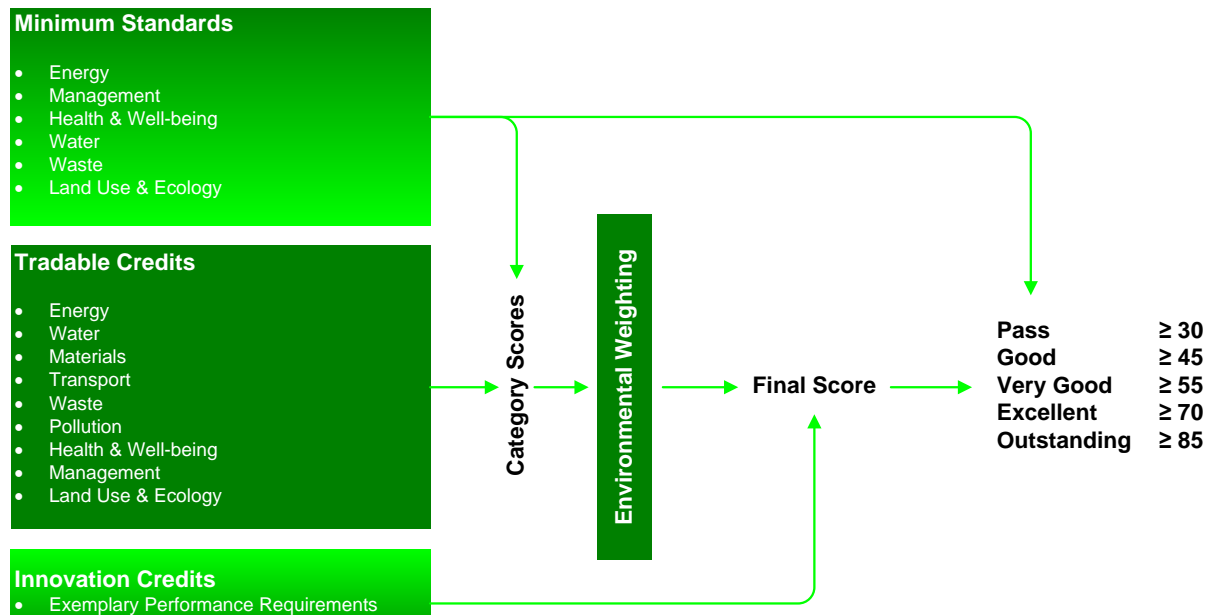
- Management
- Health & Wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land Use & Ecology
- Pollution
- Innovation

The assessment of the building results in a final report and BRE Global BREEAM-NOR certificate detailing the performance of the assessed building against the environmental issues covered by Standard. The building's performance is expressed as a BREEAM-NOR rating of PASS, GOOD, VERY GOOD, EXCELLENT or OUTSTANDING.

BREEAM-NOR is developed, operated and maintained by Grønn Byggallianse. Grønn Byggallianse, as National Scheme Operator (NSO) in Norway, and have all legal rights in Norway, in collaboration with BRE Global Ltd as international licensee. Further information can be found at www.byggalliansen.no.

BREEAM-NOR Scoring & Rating

The diagram and text below describes how BREEAM-NOR scores and rates an assessed building:



The BREEAM-NOR categories contain a number of environmental issues, which reflect the options available when designing, procuring and constructing a building.

BREEAM-NOR issues and credits

Tradable credits

Each environmental issue has a set number of ‘credits’ available and these credits are awarded where the building demonstrates that it complies with the requirements of that issue.

Minimum standards

A number of issues within a category have set minimum standards, i.e. a minimum number of credits that must be achieved in order for a particular BREEAM-NOR rating level to be met.

Innovation credits

Innovation credits provide additional recognition for a building that innovates in the field of sustainable performance, above and beyond the level that is currently recognised and rewarded by standard BREEAM-NOR issues. Innovation credits are awarded for complying with pre-defined BREEAM-NOR issue exemplary level requirements.

Environmental weightings, final score and BREEAM-NOR Rating

Once each BREEAM-NOR issues has been assessed the category percentage scores are determined (based on the number of credits achieved over those available within a category), and an environmental weighting applied (as shown below).

The weighted category scores are then totalled to give an overall score, and any additional score for innovation is added to give the final BREEAM-NOR score which is used to determine the BREEAM-NOR rating.

The environmental weightings are as follows:

Issue Category	Issue Weighting
Management	12%
Health and Wellbeing	15%
Energy	19%
Transport	10%
Water	5%
Materials	13.5%
Waste	7.5%
Land Use and Ecology	10%
Pollution	8%

There is also an additional (up to 10%) score for Innovation, available to projects that demonstrate they have gone above and beyond the best practice levels of BREEAM-NOR.

The weighting factors have been derived from consensus based research with various groups such as government, material suppliers and lobbyists. This research was carried out by BRE to establish the relative importance of each environmental issue. The weighting factors have been slightly adjusted by the Grønn Byggallianse to reflect the Norwegian reality.

Project Team and Building Details

Project Team Details

Name / Position	Company / Address

Building Details

(Security Sensitive projects do not have to provide such information if deemed inappropriate by the client/assessor. For such cases please indicate by including "Security sensitive" in the boxes below).

General	Building	<i>Insert a description of the project and building, e.g. what the building will be used for and what accommodation it provides.</i>
	Site	<i>Insert a description of the site, it's location and landscape e.g. is it a refurbishment, brown or green field site etc.</i>
	Floor area	<i>Insert gross building footprint, gross and net building floor area and site area. If there are existing buildings and/or hard landscaped areas, please provide footprint areas.</i>
Building fabric	Walls	<i>A description of new and re-used (if applicable) external wall specifications.</i>
	Roof	<i>A description of new and re-used (if applicable) roof specifications.</i>
	Floor	<i>A description of new and re-used (if applicable) ground and upper floor specifications.</i>
Building Services	Heating	<i>A description of the system/strategy for providing heating to the building.</i>
	Ventilation	<i>A description of the system/strategy for ventilating the building.</i>
	Cooling	<i>A description of the system/strategy for cooling the building.</i>
	Hot water	<i>A description of the system/strategy for providing hot water to the building.</i>
Other	Other	<i>Add as appropriate e.g. renewable energy systems, other innovations etc.</i>

Summary of Building’s Assessment Performance

[Name of Project or Assessed Building] achieves an interim/final (delete as appropriate) of **[insert percentage score]** in BREEAM-NOR ver.1.1 (2012) New Construction Environmental and Sustainability Standard. This translates into an interim/final (delete as appropriate) BREEAM-NOR rating of **[insert BREEAM-NOR rating]**.

Minimum BREEAM Standards					
Rating Level	Pass	Good	Very Good	Excellent	Outstanding
Minimum Standards Achieved	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO

Building Performance by Section					
	Environmental weighting	Credits available	Credits achieved	% Achieved	Weighted Score
Management	12.00%				
Health & Wellbeing	15.00%				
Energy	19.00%				
Transport	10.00%				
Water	5.00%				
Materials	13.50%				
Waste	7.50%				
Land Use & Ecology	10.00%				
Pollution	8.00%				
Innovation	10.00%				
Total BREEAM Score					

Detailed Assessment of Building Performance

The following section summarises each of the issue requirements for this BREEAM-NOR assessment by environmental section, and the information that has been provided as evidence of the buildings performance against those requirements. On the basis of the documentary evidence provided, the relevant number of BREEAM-NOR credits have either been awarded or withheld.

Each issue assessed includes the BREEAM-NOR assessor's validation statement. This statement summarises their assessment of the buildings performance against the BREEAM-NOR issue requirements, validating the number of BREEAM-NOR credits awarded.

Building Performance by Issue

	Credits available	Innovation Credit	Credits achieved
Management			
Man 1 Commissioning	2/2/2/2		
Man 2 Constructor's Environmental & Social Code of Conduct	2/2/2/2		
Man 3 Construction Site Impacts	4/4/4/4		
Man 4 Building User Guide	1/1/1/2		
Man 12 Life Cycle Cost Analysis	2/2/2/2		
Man 13 Combined (Man 5-Man 11)	3/3/3/3	1	
Man 13.5 Site Investigation	1/1/1/1		
Man 13.6 Consultation	2/2/2/2		
Man 13.7 Shared facilities	2/2/2/2		
Man 13.8 Security	1/1/1/1		
Man 13.9 Publication of building information	1/1/1/1		
Man 13.10 Development as a learning resource	1/1/1/1		
Man 13-11 Ease of maintenance	1/1/1/1		
Man 12 BREEAM-NOR AP	3/3/3/3		
Health & Wellbeing			
Hea 1 Daylighting	1/1/1/1		
Hea 2 View Out	1/1/1/1		
Hea 3 Glare Control	1/1/1/1		
Hea 4 High frequency lighting	1/1/1/1		
Hea 5 Internal and external lighting levels	1/1/1/1		
Hea 6 Lighting zones and controls	1/1/1/1		
Hea 7 Potential for Natural Ventilation	1/1/1/1		
Hea 8 Indoor Air Quality	2/2/2/2		
Hea 9 Pollutants in the indoor environment	2/2/2/2	1	
Hea 10 Thermal Comfort	2/2/2/2		
Hea 11 Thermal Zoning	1/1/1/1		

	Credits available	Innovation Credit	Credits achieved
Hea 12 Microbial Contamination	1/1/1/1		
Hea 13 Acoustic Performance	1/1/1/1		
Hea 14 Office Space	2/-/2/-		
Hea 20 Moisture protection	3/3/3/3		
Energy			
Ene 1 Energy Efficiency	13/13/13/13		
Ene 2 Sub-metering of Substantial Energy Uses	1/1/1/1		
Ene 3 Sub-metering og High Energy Load and Tenancy Areas	1/1/1/1		
Ene 4 External Lighting	1/1/1/1		
Ene 5 Energy supply with low greenhouse gas emissions	3/3/3/3	1	
Ene 6 Building fabric performance and avoidance of air infiltration for the delivery/dispatch of goods	1/-/1/1		
Ene 7 Cold Storage	3/-/3/3		
Ene 8 Lifts	2/2/2/2		
Ene 9 Escalators and travelling walkways	1/1/-/-		
Ene 11 Energy Efficient Fume Cupboards	-/-/-/1		
Ene 12 Swimming pool ventilation and heat loss	-/-/-/1		
Ene 19 Energy Efficient Laboratories	-/-/-/1		
Ene 20 Energy Efficient IT Solutions	1/1/1/1		
Ene 23 Energy performance of building structure	2/2/2/2		
Transport			
Tra 1 Provision of Public Transport	4/2/2/4		
Tra 2 Proximity to amenities	1/1/1/1		
Tra 3 Alternative modes of transport	2/2/2/2	1	
Tra 4 Pedestrian and Cyclist Safety	2/1/1/2		
Tra 5 Travel Plan	1/1/1/1		
Tra 6 Maximum Car Parking Capacity	-/2/2/2		
Tra 7 Travel Information Point	1/-/-/1		
Tra 8 Deliveries & Manoeuvring	1/-/1/1		

	Credits available	Innovation Credit	Credits achieved
Water			
Wat 1 Water consumption	3/3/3/3		
Wat 2 Water Meter	1/1/1/1	1	
Wat 3 Major Leak Detection	1/1/1/1		
Wat 4 Sanitary Supply Shut Off	1/1/1/1		
Wat 6 Irrigation Systems	1/1/1/1		
Wat 7 Vehicle Wash	1/-/-		
Wat 8 Sustainable on-site water treatment	2/2/2/2		
Materials			
Mat 1 Materials Specification	7/7/7/7		
Mat 3 Re-Use of Façade	1/1/1/1		
Mat 4 Re-use of Structure	1/1/1/1		
Mat 5 Responsible Sourcing of Materials	2/2/2/2	1	
Mat 7 Designing for Robustness	1/1/1/1		
Waste			
Wst 1 Construction Site Waste Management	3/3/3/3	1	
Wst 2 Recycled Aggregates	1/1/1/1		
Wst 3 Recycling Waste Storage	1/1/1/2		
Wst 4 Compactor/Baler	1/-/1/1		
Wst 5 Composting	1/1/1/1		
Wst 6 Floor Finishes	-1/-/-		
Land Use & Ecology			
LE 1 Reuse of Land	1/1/1/1		
LE 2 Contaminated Land	1/1/1/1		
LE 3 - Ecological Value of Site and Protection of Ecological Features	1/1/1/1		
LE 4 Mitigation Ecological Impact	5/5/5/5		
LE 6 Long Term Impact on Biodiversity	2/2/2/2		
LE 7 Consultation with Students and Staff	-/-/-1		

	Credits available	Innovation Credit	Credits achieved
Pollution			
Pol 1 Refrigerant GWP – Building Services	1/1/1/1		
Pol 2 Preventing Refrigerant Leaks	2/2/1/1		
Pol 3 Refrigerant GWP – Cold Storage	1/-/1/1		
Pol 4 NOx emissions from heating source	3/3/2/3	1	
Pol 5 Flood Risk	3/3/3/3		
Pol 6 Minimising Watercourse Pollution	1/1/1/1		
Pol 7 Reduction of Night Time Light Pollution	1/1/1/1		
Pol 8 Noise Attenuation	1/1/1/1		

Management

Management
Man 1 – Commissioning

Minimum BREEAM-NOR Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	1	1	1	1	2

Number of credits achieved:	[No.]
-----------------------------	-------

Aim

To recognise and encourage an appropriate level of building services commissioning that is carried out in a co-ordinated and comprehensive manner, adhering to national best practise guidelines, thus ensuring optimum performance under actual occupancy conditions.

Schedule of Evidence

First Credit achieved? (For full explanation, please refer to Validation Statement)	Yes/No
Second Credit achieved? (For full explanation, please refer to Validation Statement)	Yes/No
<p style="color: red;">Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU <u>MAY</u> NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).</p> <p style="color: red;"><i>E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services E.g. Design drawing, Ground floor Plan, BA3507/208, revision B E.g. Letter from J B Smith to Developer, 17 November, 2007</i></p>	

Validation Statement

Please ensure that you provide a full explanation and address each of the BREEAM-NOR issue compliance requirements in your validation statement.

Note:

- *The validation statement must provide the reader/client with information on how the evidence (referenced above) aligns with each compliance requirement for this BREEAM-NOR issue.*
 - *Where evidence is provided which demonstrates non compliance, a summary of how and why that evidence demonstrates non compliance should be given.*
- Furthermore, where a BREEAM-NOR credit has not been awarded please summarise how compliance could be achieved (where compliance is possible).*

Management
Man 2 – Constructors’ Environmental & Social Code of Conduct

Minimum BREEAM-NOR Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage construction sites which are managed in an environmentally and socially considerate and accountable manner.

Schedule of Evidence

Number of credits achieved? (For full explanation, please refer to Validation Statement)	[No.]

Validation Statement

Management
Man 3 – Construction Site Impacts

Minimum BREEAM-NOR Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	1	1

Number of credits achieved:	[No.]
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Aim

To recognise and encourage construction sites managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.

Schedule of Evidence

Number of credits achieved? (For full explanation, please refer to Validation Statement)	[No.]
Fourth (Timber) Credit achieved? (For full explanation, please refer to Validation Statement)	Yes/No

Validation Statement

Management
Man 4 – Building User Guide

Minimum BREEAM-NOR Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	1	1	1	1

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the provision of guidance for the non-technical building user so they can understand and operate the building efficiently.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Management
Man 12 – Life Cycle Cost Analysis (LCC)

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the development of a Life Cycle Cost (LCC) analysis model for the project to improve design, specification and through-life maintenance and operation.

Schedule of Evidence

First Credit achieved? (For full explanation, please refer to Validation Statement)	Yes/No
Second Credit achieved? (For full explanation, please refer to Validation Statement)	Yes/No

Validation Statement

Management
Man 13 - Combined (Man 5 – Man 11)

Minimum BREEAM-NOR Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To reduce environmental impact through effective management, by recognise and promote several topics in management, which together represent direct and/or indirect reductions in environmental impacts from a variety of topics. Man 13 will motivate and recognize the developer to include this diversity of individual topics.

Schedule of Evidence

Number of credits achieved? (For full explanation, please refer to Validation Statement)	[No.]
<p><i>Evidence should be listed under each achieved credit</i></p>	

Validation Statement

Management
Man 13.5 – Site Investigation

Minimum BREEAM-NOR Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Aim

To recognise and encourage detailed site investigation to ensure the building accounts for site conditions and any remedial action required is taken beyond the requirements that apply to planning and building regulations.

Schedule of Evidence

<i>Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Management
Man 13.6 - Consultation

Minimum BREEAM-NOR Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Aim

To involve the relevant stakeholders (including building users, business, residents and local government) in the design process in order to provide buildings fit for purpose and to increase local “ownership”.

Schedule of Evidence

<i>All credits achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Management
Man 13.7 – Shared Facilities

Minimum BREEAM-NOR Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Aim

To recognise and encourage the acceptance of flexible building design that facilitates and increases the opportunity for shared and / or changes of use, at no cost.

Schedule of Evidence

<i>All credits achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Management
Man 13.8 – Security

Minimum BREEAM-NOR Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Aim

To recognise and encourage effective measures to improve safety and prevent crime through the design of the building.

Schedule of Evidence

<i>Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Management
Man 13.9 – Publication of Building Information

Minimum BREEAM-NOR Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Aim

To recognise and encourage the publication of information related to the aspects of the design and procurement process' which reduce the overall environmental impact of the building.

Schedule of Evidence

<i>Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Management
Man 13.10 – Development as a Learning Resource

Minimum BREEAM-NOR Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Aim

To recognise and encourage the use if the building and site as a learning resource for demonstrating environmental awareness.

Schedule of Evidence

<i>Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Management
Man 13.11 – Ease of Maintenance

Minimum BREEAM-NOR Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Aim

To recognise and encourage the specification of a building and building services that can be easily maintained during their lifecycle.

Schedule of Evidence

<i>Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Management
Man 14 – BREEAM-NOR Accredited Professional

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No]
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Aim

Promote the design and development of buildings with high environmental standards in an efficient and cost effective manner.

Schedule of Evidence

First Credit achieved? <i>(For full explanation, please refer to Validation Statement)</i>	Yes/No
Second Credit achieved <i>(For full explanation, please refer to Validation Statement)</i>	Yes/No
Third Credit achieved <i>(For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing

Health & Wellbeing
Hea 1 Daylighting

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To give building users sufficient access to daylight.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 2 – View Out

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To allow occupants to refocus their eyes from close work and enjoy being able to see an external view and follow the changes in weather conditions and daylight throughout the day, thus reducing the risk of eyestrain and breaking the monotony of the indoor environment.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 3 – Glare Control

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To reduce problems associated with glare in occupied areas through the provision of adequate controls.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 4 – High Frequency Lighting

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	1	1	1	1	1

Number of credits achieved:	[No.]
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Aim

To reduce the risk of health problems related to the flicker from light sources.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 5 – Internal and External Lighting Levels

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To ensure lighting has been designed in line with best practice for visual performance and comfort.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 6 – Lighting Zones and Controls

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To ensure occupants have easy and accessible control over lighting within each *relevant building area*.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 7 – Potential for Natural Ventilation

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage adequate cross flow of air in naturally ventilated buildings and use of natural ventilation in air-conditioned/mechanically ventilated buildings when outdoor climate makes it possible.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 8 – Indoor Air Quality

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	1	1	2

Number of credits achieved:	[No.]
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Aim

To reduce the risk to health associated with poor indoor air quality due to unsatisfactory ventilation solutions.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 9 – Pollutants in the Indoor Environment

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	1	2	2

Number of credits achieved:	[No.]
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Aim

To reduce pollutants in the indoor air (suspended dust and chemical compounds) through requirements for documented good building cleanliness and the choice of materials and products with documented low emissions of volatile organic compounds and other chemical signal substances/compounds.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 10 - Thermal Comfort

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To ensure, with the use of design tools, that appropriate thermal comfort levels are achieved in occupied areas.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 11 – Thermal Zoning

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the provision of user controls which allow independent adjustment of heating/cooling systems within the building.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 12 – Microbial Contamination

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	1	1	1	1	1

Number of credits achieved:	[No.]
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Aim

To ensure the building services are designed to reduce the risk of legionella in operation.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 13 – Acoustic Performance

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To ensure the acoustic performance of the building meets the appropriate standards for its purpose.

Schedule of Evidence

<i>First Credit achieved (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 14 – Office space

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise steps taken to provide a good working environment in smaller office areas within the development.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Health & Wellbeing
Hea 20 – Moisture Protection

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	1	1	1

Number of credits achieved:	[No.]
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Aim

To reduce the risk of incorporating moisture and prevent moisture and mould problems through appropriate design and construction measures.

Schedule of Evidence

<i>First credit achieved (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second credit achieved (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Third credit achieved (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Energy

Energy
Ene 1 – Energy Efficiency

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	7	9

Number of credits achieved:	[No.]
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Aim

To recognise and encourage buildings that is designed to minimise their operational energy consumption.

Schedule of Evidence

[No.] of 1s Credits achieved <i>(For full explanation see Validation Statement)</i>

Validation Statement

Energy
Ene 2 – Sub-metering of Substantial Energy Uses

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	1	1	1

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the installation of energy sub-metering that facilitates the monitoring of in-use energy consumption.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Energy
Ene 3 – Sub-metering of High Energy Load and Tenancy Areas

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the installation of energy sub-metering that facilitates the monitoring of in-use energy consumption by tenant or end user.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Energy
Ene 4 – External Lighting

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the specification of energy-efficient light fittings for external areas of the development.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Energy
Ene 5 – Energy Supply with Low Greenhouse Gas Emissions

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	1	1

Number of credits achieved:	[No.]
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Aim

To reduce greenhouse gas emissions by encouraging local energy generation from renewable sources to supply a significant proportion of the energy demand.

Schedule of Evidence

<p>[No.] of 3 Credits achieved <i>(For full explanation, please refer to Validation Statement)</i></p>

Validation Statement

Energy
Ene 6 – Building Fabric Performance and Avoidance of Air Infiltration for the Delivery/Dispatch of Goods

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
------------------------------------	--------------

Aim

To recognise and encourage measures taken to minimise heat loss and air infiltration through the building fabric in connection with the delivery/dispatch of goods..

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Energy
Ene 7 – Cold Storage

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
-----------------------------	--------------

Aim

To recognise and encourage the installation of energy efficient cold storage systems, therefore reducing operational CO₂ emissions.

Schedule of Evidence

First Credit achieved? <i>(For full explanation, please refer to Validation Statement)</i>	Yes/No
Second Credit achieved? <i>(For full explanation, please refer to Validation Statement)</i>	Yes/No
Third Credit achieved? <i>(For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Energy
Ene 8 – Lifts

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the specification of energy-efficient transportation systems.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Energy
Ene 9 – Escalators and Travelling Walkways

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the specification of energy-efficient transportation systems.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Energy
Ene11 – Energy Efficient Fume Cupboards

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To ensure the energy-efficient design and operation of fume cupboards in laboratory areas.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Energy
Ene 12 – Swimming Pool Ventilation and Heat Loss

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To reduce unnecessary energy consumption of heating and ventilation plant for pool areas.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Energy
Ene 19 – Energy Efficient Laboratories

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
------------------------------------	--------------

Aim

To recognise and encourage buildings that are designed to minimise the GHG-emissions associated with the operational energy consumption in laboratory areas.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Energy
Ene 20 – Energy Efficient IT Soutions

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage efficient specification, design and use of *data centres* and *IT-intensive operating areas*.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Energy
Ene 23 – Energy Performance of Building Structure

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	1	2

Number of credits achieved:	[No.]
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Aim

To recognise and encourage buildings designed and built to minimise the need for energy for heating and cooling.

Schedule of Evidence

<p>[No.] of 2 Credits achieved <i>(For full explanation, please refer to Validation Statement)</i></p>

Validation Statement

Transport

Transport
Tra 1 – Provision of Public Transport

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage developments in proximity to good public transport networks, thereby helping to contribute to reducing transport-related emissions and traffic congestion.

Schedule of Evidence

<p style="color: red; margin: 0;">[No.] of [No.] Credits achieved</p> <p style="margin: 0;"><i>(For full explanation see Validation Statement)</i></p>

Validation Statement

Transport
Tra 2– Proximity to amenities

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To encourage and reward a building that is located in proximity to local amenities, thereby reducing the need for extended travel or multiple trips.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Transport
Tra 3 – Alternative Modes of Transport

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise the provision of adequate facilities on site allowing building users to use alternative modes of transport to go to and from the building.

Schedule of Evidence

<i>First Credit achieved? (For full explanation see Validation Statement)</i>	Yes/No
<i>Second Credit achieved? (For full explanation see Validation Statement)</i>	Yes/No

Validation Statement

Transport
Tra 4 – Pedestrian and Cyclist Safety

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the provision of safe and secure pedestrian and cycle access routes on the development.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Transport
Tra 5 Travel Plan

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise the consideration given to accommodating a range of travel options for building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Transport
Tra 6 – Maximum Car Parking Capacity

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
------------------------------------	--------------

Aim

To encourage the use of alternative means of transport to the building other than the private car, thereby helping to reduce transport related emissions and traffic congestion.

Schedule of Evidence

First Credit achieved? There is not more than one car parking place per three users of the building.	Yes/No
Second Credit achieved There is only one parking space per 4 users of the building	Yes/No

Validation Statement

Transport
Tra 7 – Travel Information Point

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To ensure the building has the capacity to provide users with up-to-date information on local public transport routes and timetables.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Transport
Tra 8 – Deliveries & Manoeuvring

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
------------------------------------	--------------

Aim

To ensure that safety is maintained and disruption due to delivery vehicles minimised through well-planned layout and access to the site.

Schedule of Evidence

First Credit achieved? <i>(For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Water

Water
Wat 1 – Water Consumption

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To minimise the consumption of potable water in sanitary applications by encouraging the use of low water use fittings.

Schedule of Evidence

<p>[No.] of 3 Credits achieved <i>(For full explanation, please refer to Validation Statement)</i></p>

Validation Statement

Water
Wat 2 – Water Meter

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To ensure water consumption can be monitored and managed and therefore encourage reductions in water consumption.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Water
Wat 3 – Major Leak Detection

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To reduce the impact of major water leaks that may otherwise go undetected.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Water
Wat 4 – Sanitary Supply Shut-Off

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]1
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Aim

To reduce the risk of minor leaks in toilet facilities.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Water
Wat 6 – Irrigation Systems

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To reduce the consumption of potable water for ornamental planting and landscape irrigation.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Water
Wat 7 – Vehicle wash

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To minimise the volume of potable water used by vehicle washing facilities.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Water
Wat 8 – Sustainable On-site Water Treatment

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To encourage the treatment and re-use of waste water on-site to reduce the need for environmentally-damaging centralised water treatment systems and enable the recycling of water and nutrients in a shorter time and distance.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Materials

Materials
Mat 1 – Materials Specification

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	√	√	√	√	√

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the use of construction materials with a low environmental impact over the full life cycle of the building.

Schedule of Evidence

[No.] of 7 Credits achieved <i>(For full explanation, please refer to Validation Statement)</i>

Validation Statement

Materials
Mat 3 – Re-Use of Facade

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the in-situ reuse of existing building façades.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Materials
Mat 4 – Re-Use of Structure

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the reuse of existing structures that previously occupied the site.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Materials
Mat 5 – Responsible Sourcing of Materials

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the specification of responsibly sourced materials for key building elements.

Schedule of Evidence

[No.] of 2 Credits achieved <i>(For full explanation, please refer to Validation Statement)</i>

Validation Statement

Materials
Mat 7 – Designing for Robustness

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage adequate protection and robustness of exposed parts of the building and landscape, therefore minimising the frequency of use of replacement materials.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Waste

Waste
Wst 1 – Construction Site Waste Management

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To promote resource efficiency via the effective and appropriate management of construction site waste.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Third Credit achieved ? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Fourth Credit achieved ? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation StatementA

Waste
Wst 2 – Recycled aggregates

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the use of recycled and secondary aggregates in construction, thereby reducing the demand for virgin material.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Waste
Wst 3 – Recyclable Waste Storage

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	1	1

Number of credits achieved:	[No.]
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Aim

To recognise the provision of dedicated storage facilities for a building’s operational-related recyclable waste streams, so that such waste is diverted from landfill or incineration.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Waste
Wst 4– Compactor / Baler

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To recognise and encourage the provision of facilities which enable efficient and hygienic waste sorting and storage.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Waste
Wst 5 – Composting

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To encourage the provision of facilities that help facilitate the reduction in volume of compostable organic waste going directly to landfill during the building’s operation.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Waste
Wst 6 – Floor Finishes

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To encourage the specification and fitting of floor finishes selected by the building occupant and therefore avoid unnecessary waste of materials.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Land Use & Ecology

Land Use & Ecology
LE 1 – Reuse of Land

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To encourage the reuse of land that has been previously developed, and discourage the use of previously undeveloped land for building.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Land Use & Ecology
LE 2 – Contaminated Land

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To encourage positive action to use contaminated land that otherwise would not have been remediated and developed.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Land Use & Ecology
LE 3 – Ecological Value of Site and Protection of Ecological Features

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To encourage development on land that already has limited value to wildlife and to protect existing ecological features from substantial damage during site preparation and completion of construction works.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Land Use & Ecology
LE 4 – Mitigating Ecological Impact

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To minimise the impact of a building development on existing site ecology.

Schedule of Evidence

[No.] of 5 Credits achieved <i>(For full explanation, please refer to Validation Statement)</i>

Validation Statement

Land Use & Ecology
LE 6 – Long Term Impact on Biodiversity

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To minimise the long term impact of the development on the site's, and surrounding area's, biodiversity.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Land Use & Ecology
LE 7 – Consultation with Students and Staff

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To encourage the design team to include pupils and staff in the design of the school grounds.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Pollution

Pollution
Pol 1 – Refrigerant GWP - Building Services

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To reduce the contribution to climate change from refrigerants with a high global warming potential.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Pollution
Pol 2 – Preventing Refrigerant Leaks

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To reduce the emissions of refrigerants to the atmosphere arising from leakages in cooling plant.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Pollution
Pol 3 – Refrigerant GWP – Cold Storage

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To reduce the contribution to climate change from refrigerants with a high global warming potential.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Pollution
Pol 4 – NO_x Emissions from Heating Source

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
------------------------------------	--------------

Aim

To encourage the supply of heat from a system that minimises NO_x emissions, and therefore reduces

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Third Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Pollution
Pol 5 – Flood Risk

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To encourage development in low flood risk areas or to take measures to reduce the impact of flooding on buildings in areas with a medium or high risk of flooding.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Second Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
<i>Third Credit achieved ? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Pollution
Pol 6 – Minimising Watercourse Pollution

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To reduce the potential for silt, heavy metals, chemicals or oil pollution to natural watercourses from surface water run-off from buildings and hard surfaces.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Pollution
Pol 7 – Reduction of Night Time Light Pollution

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No
.	

Validation Statement

Pollution
Pol 8 – Noise Attenuation

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To reduce the likelihood of noise from the new development affecting nearby noise-sensitive buildings.

Schedule of Evidence

<i>First Credit achieved? (For full explanation, please refer to Validation Statement)</i>	Yes/No

Validation Statement

Innovation

Innovation

Minimum BREEAM Standards					
Rating Level	P	G	VG	E	O
Min. credits to achieve rating	-	-	-	-	-

Number of credits achieved:	[No.]
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Aim

To provide additional recognition for a procurement strategy, design feature, management process or technological development that innovates in the field of sustainability, above and beyond the level that is currently recognised and rewarded within standard BREEAM issues.

Criteria

A maximum of 10 credits are available in aggregate from any combination of the following:

Credits	
10	Up to ten credits (dependent on building type) are available where evidence provided demonstrates compliance with the Exemplary Performance levels for specific BREEAM issues.

Schedule of Evidence - Exemplary Performance Levels

Indicate for each BREEAM-NOR Issue, with exemplary performance level requirements, whether the requirements are met and therefore credits for innovation awarded. The detailed assessment for each exemplary level, including schedule of evidence and validation statement, must be provided within the relevant sections above.

BREEAM Issue for which there are exemplary performance levels	Credits Achieved
Man 3 – Construction Site Impacts	
Hea 1 - Daylighting	
Hea 9 – Pollutants in the Indoor Environment	
Hea 14 - Office Space (BREEAM Retail & Industrial Schemes only)	
Ene 5 - Energy Supply with Low Greenhouse Gas Emissions	
Tra 3 – Alternative Modes of Transport	
Wat 2 - Water Meter	
Mat 5 - Responsible Sourcing of Materials	
Wst 1 - Construction Site Waste Management	
Pol 4 – No _x Emissions og Heating Source	

For assessment reporting (evidence and validation) of the above BREEAM-NOR Issues, refer to each individual assessment of that issue within the relevant Building Performance section of this report. Schedule of Evidence –Innovation

List of References

Insert a master list of references to the documentary evidence used to demonstrate compliance with each issue requirement - here.

Delete this appendix from the final report if full references to the documentary evidence have been provided for each individual BREEAM issue (in the schedule of evidence) in the '*Detailed Assessment of Building Performance*' section.

BREEAM Assessment Tool and Calculator Print-Outs

Insert print-outs of the completed BREEAM-NOR assessment tool and calculators.