



GUIDANCE FOR SUSTAINABLE BUILDING DESIGN

BREEAM Certification

Encouraging and promoting sustainability for buildings in a simple, coherent way, recognised by the global market.



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3E: ACCREDITED BREEAM ASSESSOR

3E is accredited by BRE for BREEAM certification and has developed a specific methodology to help its clients efficiently navigate the certification process.

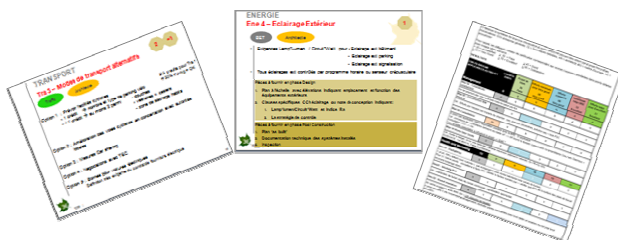
3E guides developers and stakeholders throughout project development, providing **targeted expertise specifically adapted to the needs of each project player**.

3E focuses on:

- **Participation and cooperation:** from and with the design team and all other stakeholders
- **Education and understanding:** by organising workshops and meetings fostering exchange
- **Responsibility and accountability:** to ensure the development and delivery of efficient solutions for higher performance

TOOLS

3E has developed a series of unique tools and standard reports **to facilitate decision making and cooperation**.



METHODOLOGY

Phase 1: Diagnosis

In this phase, 3E provides 2 interactive workshops and full guidance to help stakeholders understand BREEAM and establish whether BREEAM certification is achievable and relevant for their project.

The BREEAM technical and reporting requirements are made very comprehensive for the team, in order to maximise productive conception work with the design team as well as fruitful decision-making.

Furthermore, 3E helps to identify the possible level of performance that could be reached (pass, good, very good or outstanding) and provides concrete scenarios to facilitate the decision-making process.

Phase 2 (Design): Guidance through Interim BREEAM Certification

3E acts as main interlocutor of the BRE, guiding, centralising, checking and providing the relevant input from all project stakeholders.

- Detailed, understandable and practical action plan development specific to each stakeholder
- Evaluation of the project, guidance and working meetings
- Set-up and submission of BREEAM application file to the BRE, including supporting evidence, calculation tools and project descriptions, compiled and formatted by 3E

Phase 3 (Post Construction) : Guidance through Final BREEAM Certification

3E takes the lead in making sure all appropriate BREEAM elements are correctly implemented and presented to ensure final certification.

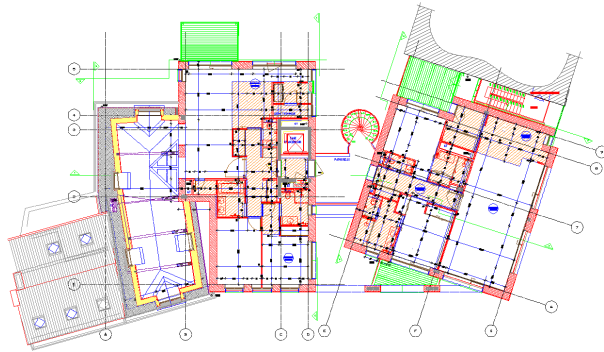
- Detailed, understandable and practical action plan development specific to each stakeholder
- Site visits and inspections
- Set-up and submission of final application file, including all supporting evidence and required elements in standard format.



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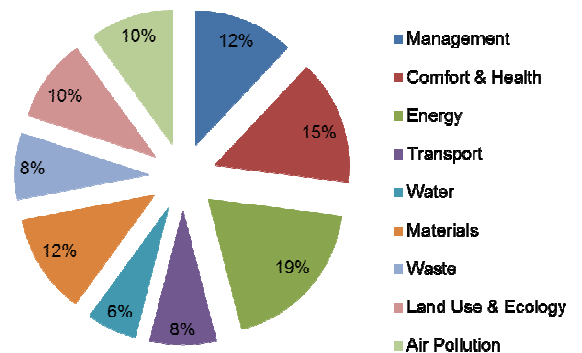
Encouraging and promoting sustainability for buildings in a simple, coherent way, recognised by the global market.



- A simple scoring system for buildings, which is transparent, easy to understand and built on proven scientific research
- A technical quality standard with thorough verification and certification procedures.

SCOPE

Weighting of BREEAM categories in final scoring



WHAT IS BREEAM?

BREEAM (BRE Environmental Assessment Method) is a reference standard for sustainable construction. Widely used in Europe, it is a **reliable evaluation method** for **qualifying the environmental performance of buildings**.

BREEAM covers the many **different angles of analysis defining sustainability**: Management, comfort & health, energy, transport, water, materials, waste, land use & ecology, and air pollution.

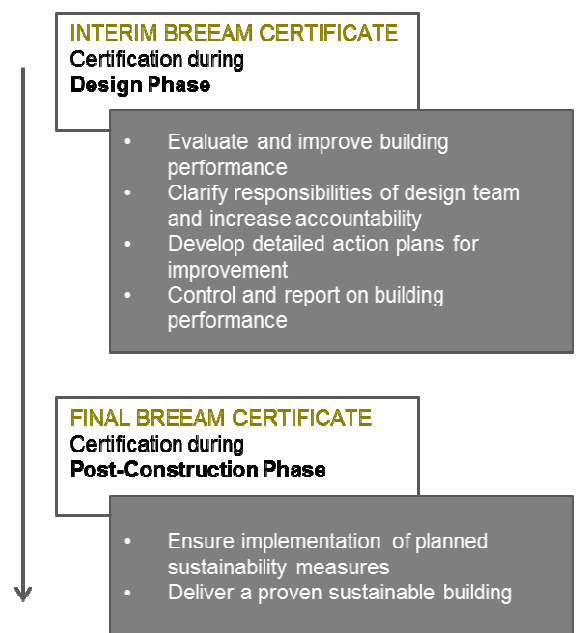
These are grouped into categories that each includes **targets and measures to be fulfilled**, then counted up towards final scoring.

VALUE

For promoters, architects and other real estate professionals, BREEAM certification provides:

- Recognition by peers of a building's **low environmental impact**
- Assurance that the **best construction practices** have been incorporated in the building
- Inspiration to explore **innovative solutions** to minimise the environmental impact of buildings
- Tools contributing to the **reduction of a building's operational costs**
- Tools enabling significant **improvements of the quality of living and working environments**
- Clear reference standards demonstrating the work undertaken to achieve environmental objectives for a company or organisation

APPLICATIONS



METHODOLOGY

Attainable BREEAM Performance Levels

Unclassified	Pass	Good	Very good	Excellent	Outstanding
0	30	45	55	70	85