

BREEAM In-Use International scheme update Summary of changes 2015 to V6

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Introduction

This document details the changes that have been made from the BREEAM In-Use International 2015 scheme to the BREEAM In-Use International V6.0.0 scheme. These changes reflect learnings from the operation of the BREEAM In-Use International 2015 scheme, feedback from stakeholder consultation and ongoing wider industry engagement.

Overview

The update will streamline the BREEAM In-Use (BIU) process for all building types undergoing assessment to deliver the value associated with BREEAM In-Use certification more efficiently. It will also allow the BREEAM In-Use scheme to better respond to market drivers, such as the need to assess and certify the sustainability performance of operational residential buildings and align with other certification and reporting systems. A residential version of BREEAM In-Use has been active as a pilot version for over a year and feedback received has been considered for the final launch of V6.

The update sees a revision to the BREEAM In-Use certification cycle. This has been updated to provide flexibility to modify an assessment whilst the assessment is certified, to increase the length of the certificate's validity and enhance performance of the asset throughout if desired.

The BREEAM In-Use scheme will continue to be available internationally, providing a sustainability framework to assess the operational performance of existing commercial and residential buildings.

Consultation

All BREEAM Schemes are underpinned and driven by science and research. Building on this, BRE Global is committed to seeking feedback and comments from our clients, the BREEAM Assessor community and other stakeholders to ensure BREEAM is developed using their invaluable insight and experience of BREEAM in practice. The BREEAM In-Use International Commercial V6 manual was released for consultation in August 2019 for 6 weeks. During this time, we also ran an online webinar to take stakeholders through the main changes between 2015 and V6. We also completed a formal process of consultation and approval to UKAS standards with input from independent peer review and the BRE Global Governing Body. The feedback received has been considered to finalise the manual. In considering the feedback we have worked to ensure balance between robustness, sound science, technical practicality as well as applicability to different asset types and regions.

The BREEAM In-Use Commercial Scheme Update V6 External Consultation Feedback and Outcomes document, available on the [BREEAM website](#), summarises the wide range of feedback received throughout the scheme update process along with the outcome of the review and BRE's response.

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Operational update

BREEAM In-Use certification cycle

The certification cycle within BREEAM In-Use International V6 has been updated to provide flexibility to modify an assessment whilst the assessment is certified and to increase the length of the initial certification period. Please see below for an explanation of the key elements of the new cycle.

Assessment registration

As with BREEAM In-Use International 2015, the measurement registration will be valid for up to 12 months, or until certification is requested – whichever is sooner.

Initial Certification submission – 3 Year certificate validity

At the point that the Assessor submits the assessment to BRE Global for certification, the open measurement will be locked (whilst the assessment is undergoing QA checks by BRE Global). Upon successful completion of the QA check BRE Global will issue a **3-year certificate** to the Assessor. This will feature the Issue Date (e.g. 20th April 2020) and the Expiry Date (e.g. 20th April 2023).

The introduction of a 3-year certification cycle will reduce the frequency of assessment verification required by an Assessor. The removal of certificate 'renewals' eliminates the administrative process of 'Confirmation of no significant changes', which is currently required by the Portfolio Owner and Assessor on an annual basis. Increasing the length of the certificate also reduces the risk of an asset 'falling out' of certification.

Open measurement – Post certification

At the point that the 3-year certificate is issued to the BREEAM In-Use Assessor, the assessment within the BREEAM In-Use online platform will automatically 're-measure' (open) to enable modifications to the assessment if required. This will allow users to continue tracking asset performance for the duration of the certificate's validity and enhance performance of the asset throughout the period if desired.

The online platform will provide notifications when changes made to the performance overall are approaching what BREEAM defines as a 'Significant Change'. The threshold for what is determined as a 'Significant Change' has been amended from a change of 5% or more (to the overall score per assessment Part) to a change of 10% or more (to the overall score per assessment Part).

Changes made to an open measurement may or may not prompt the need for mid-cycle certification (see below)

Mid-cycle certification submissions

If at any point during the first 2 years of the certification, a client wants to recognise the changes that have been made to the assessment, the assessment can be submitted to BRE Global for an update to the certificate. This will enable clients to make various amendments to their assessment during the certification cycle without causing unnecessary costs and complexity. This supports a continuous improvement approach that is at the core of the BREEAM methodology.

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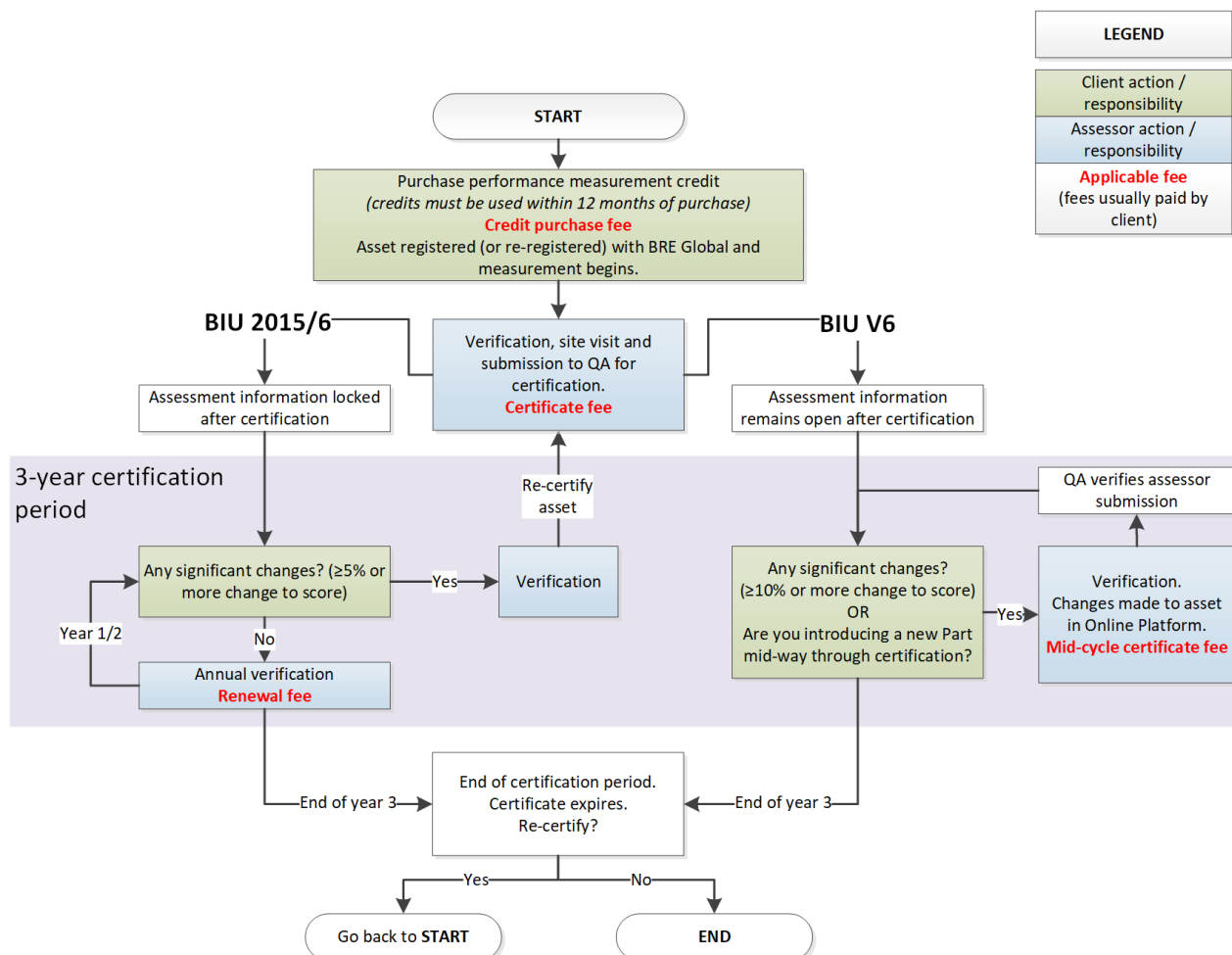
Mid-cycle changes may be required for the following reasons:

- **The asset is being assessed against a new Part.** For example, where Part 2 certification is being pursued for an asset that is already certified to Part 1
- **'Significant' changes have been made to the asset or its management.** Significant changes are those made to the asset or its management that result in an increase in the overall rating of 10% or more. The online platform will automatically calculate the percentage change based on the inputs entered in the online platform. If significant changes have been made, the certificate can be updated but will require a QA check.
- **Not significant changes.** If no significant changes have been made to the asset, the certificate can be renewed, and the asset is only subject to a site visit every three years when the certificate is due for renewal.
- **Changes to the Basic Building Details.** The assessment can in these circumstances be submitted to BRE Global for an update to the certificate.

BRE Global has introduced a Desk Based Audit verification option for Assessors. This provides an alternative verification route in situations where minor changes (Not significant) to assessments are to be recognised on the certificate.

A QA check will be conducted by BRE Global for all mid-cycle submissions. When the certificate is issued, the existing certificate will be updated to reflect the changes to the assessment and the certificate initial expiry date will remain fixed.

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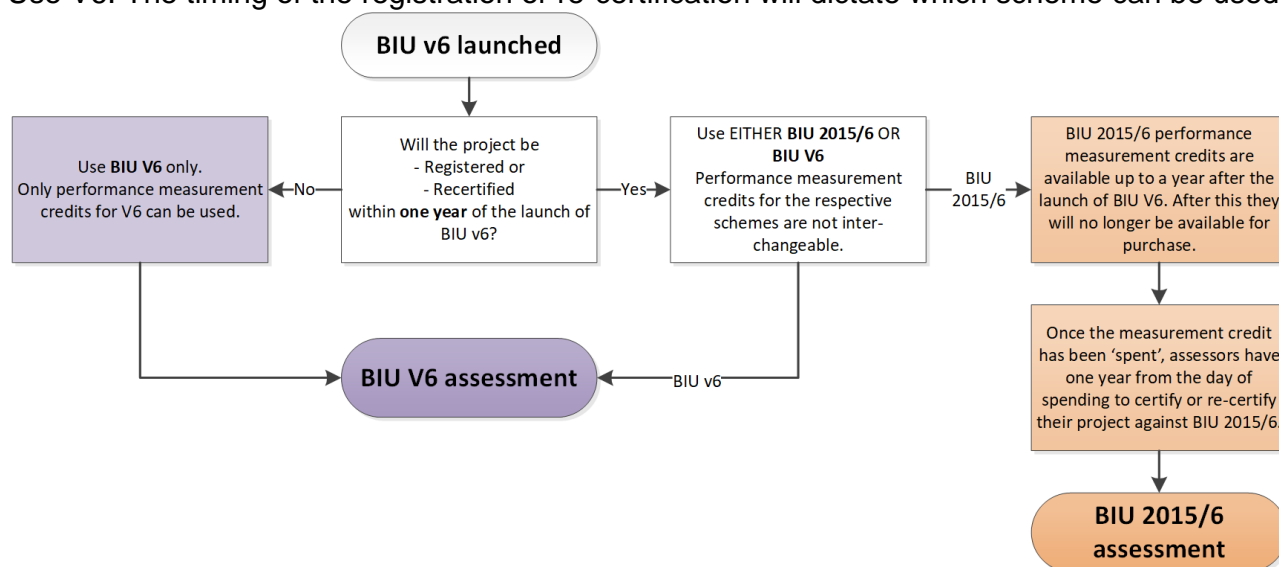
Amendment of version numbering

BREEAM schemes globally are moving away from using the 'year published' as the version and towards more simple number structures. The updated scheme will be called BREEAM In-Use International Commercial V6.0.0.

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Transition from 2015 to version 6

Registrations for BIU 2015 can still be made for up to a year after the launch of BREEAM In-Use V6. The timing of the registration or re-certification will dictate which scheme can be used:



Technical update

General changes

The following areas have been updated to improve the readability of the manual.

Renaming of parts

Part 2 has been renamed as 'Management Performance' (previously 'Building Management') to better reflect its aim and overall purpose. This also provides further consistency with Part 1 (Asset Performance).

Revision of scope: Eligibility criteria

The eligibility criteria have been reformatted and edited to include criteria for assessments which may contain vacant space. This has been introduced to ensure that an accurate energy benchmark can be calculated.

Articulation of value

Summary, context and value statements have been provided for each Category and each Assessment Issue (Issue) within the Categories. This provides more understanding as to why the questions have been asked and what each Issue aims to achieve.

Streamlining of answer options

The options to select "Don't know" or "Other" have been removed from all issues (except for the Energy category).

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Introduction of two new categories

Two new categories have been introduced in the updated scheme which will replace the Materials and Waste categories in the BREEAM In-Use International 2015 scheme; Resilience and Resources.

Resilience

BREEAM recognises that resilience is becoming a key aspect in understanding the sustainability of a building. As such, we have added a new Resilience category for Asset Performance and Management Performance. This category encourages the consideration, and consequently, proactive management of any physical or climate-related risks to the asset. Some issues in this category have been moved from the existing Materials category and some are new to this version of the standard. Please see Table 5 and 6 below for more details.

Resources

In recent years the construction industry has improved recycling and reuse rates of construction waste. The circular economy concept has provoked many in the industry to rethink how resources are considered; towards a circular rather than a linear 'take-make-waste' model. What was previously seen as 'waste' is now considered to be a potential source of resources that can be exploited rather than disposed of. BREEAM has brought the issues previously in the 'Materials' and 'Waste' categories together into a single 'Resources' category to better address these circular economy principles. Please see Table 5 and 6 below for more details.

Significant changes two categories:

Health and Wellbeing

The Health and Wellbeing assessment issues in the BREEAM In-Use International 2015 scheme were comprehensively reviewed as part of the update process, to ensure that these reflect current good and best practice for existing buildings and, where possible, to align with approaches in the BREEAM New Construction schemes. For most existing assessment issues, further guidance has been added in order to make the question set more robust and to provide clarification on how the assessment criteria should be applied. Different performance levels have been introduced to many assessment issues in order to avoid an 'all or nothing' approach to achieving credits. As part of this process, several of the 2015 assessment issues have been merged, relocated or renamed for V6. Due to the level of change, many assessment issues have also been renumbered.

Energy

The Energy assessment issues in the BREEAM In-Use International 2015 scheme were comprehensively reviewed as part of the update process to ensure that these reflect current good and best practice for existing buildings and, in the case of the asset calculator, to improve the accuracy of the assessment. The scope of energy efficient features and practices that are recognised under this category have also been extended. The energy benchmarks, which are used to define the performance scores for both the asset and operational energy performance calculation, were updated along with the associated carbon emissions factors. The asset energy performance calculation was reconfigured to take account of how internal heat gains affect heating and cooling demands and performance is now measured in terms of carbon dioxide

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emissions compared to the benchmark value. The following new issues were also introduced for Part 1; demand side management capabilities for electricity, installed HVAC controls, and recognition of onsite PV electricity and solar thermal generation capacity. For Part 2 the following new issues were introduced; energy audit and reduction of carbon emissions.

For most existing assessment issues, further guidance has been added in order to make the question set more robust and to provide clarification on how the assessment criteria should be applied. Different performance levels have been introduced to many assessment issues in order to avoid an 'all or nothing' approach to achieving credits. As part of this process, several of the 2015 assessment issues have been merged, relocated or renamed for V6. Due to the level of change, many assessment issues have also been renumbered.

Part 3 (Occupier management) removed

For this release, there has been no technical update to the Part 3 section. As a result, this Part has been excluded from the updated scheme manual. For any users wishing to assess against 3 Parts of BREEAM In-Use International (Inc. Occupier Management), the BREEAM In-Use International 2015 will be left open for registrations for a period of up to one year following the launch of BREEAM In-Use International V6 (see [Transition from 2015 to Version 6](#)). BREEAM is planning to review and potentially update the Part 3 section as part of the scheme's future development.

Category weightings

Category weightings are fundamental to any sustainability assessment method and provide a means of defining and ranking the relative importance and impact of sustainability issues. BREEAM uses an explicit category weighting system to determine the overall BREEAM score. The process for defining the BREEAM category weightings is set out in the BREEAM Briefing Paper 'New Methodology for Generating BREEAM Category Weightings', available on the BREEAM website; <https://www.breeam.com/>. The methodology has been applied with stakeholder consultation activities to generate consensus-based weightings for all categories across the BREEAM family of schemes, including BREEAM In-Use. The outputs from this exercise have been reviewed by BRE Global for the purposes of application in the BREEAM In-Use International V6 scheme and have been slightly adapted to take account of the scope of the updated scheme and the introduction of the Resources and Resilience categories. The resultant weightings were compared to and sense checked against the BREEAM In-Use International 2015 weightings to identify any significant deviations. BRE consider that the updated weightings reflect the potential for existing buildings, as well as the scope of the BREEAM In-Use International scheme, to have a meaningful impact on the sustainability aspects for each category. Please see table 1 below which highlights the changes to the environmental category weightings.

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Table 1: Environmental category weighting changes

Environmental category	Part 1		Part 2	
	2015	V6	2015	V6
Management	0	0	15%	11%
Health and Wellbeing	17%	20%	15%	17%
Energy	26.5%	25%	31.5%	27%
Transport	11.5%	5%	0	0
Water	8%	11%	5.5%	9%
Materials	8.5%	N/A	7.5%	N/A
Resources	N/A	13%	N/A	11%
Waste	5%	N/A	0	N/A
Resilience	N/A	13%	N/A	11%
Land use and ecology	9.5%	4%	12.5%	7%
Pollution	14%	9%	13%	7%
Total	100%	100%	100%	100%
Exemplary (additional)	n/a	10%	n/a	9%

Minimum standards

To ensure that performance against fundamental environmental issues is not over-looked in pursuit of a particular rating, BREEAM sets minimum standards of performance in key areas; for example, energy and water. As part of the update, the minimum standards have been reviewed and, where necessary, new minimum standards have been introduced. To achieve a particular BREEAM rating, the minimum overall percentage score must be achieved as well as the minimum standards. Tables 2 and 3 below provide the details on issues that include minimum standards.

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Table 2: Minimum standards for Part 1 (Asset Performance)

BREEAM issue	Minimum standards by BREEAM In-Use rating: Asset Performance					
	Acceptable	Pass	Good	Very Good	Excellent	Outstanding
Wat 01 – Water monitoring	None		Answer option C or D (Criterion 1 – 3)			
Rsc 02 – Reuse and recycling facilities	None					Answer options C & D (Criterion 1-3)
Rsl 01 – Flood risk assessment	None			Answer option B,C, D, E OR F (Criterion 2 and 3 plus 4 (where relevant))		

Table 3: Minimum standards for Part 2 (Management Performance)

BREEAM issue	Minimum standards by BREEAM In-Use rating: Management Performance					
	Acceptable	Pass	Good	Very Good	Excellent	Outstanding
Man 02 – Management engagement and feedback	None				Answer option E (Criterion 5)	
Man 04 – Environmental policies and procedures	None			Answer option B (Criterion 1)		
Rsc 05 – Sustainable procurement	Answer option C (Criterion 1)					
Rsl 09- Fire risk management	Answer option C and G or Answer option D (criterion 2 -5)					

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Introduction of exemplary-level credits

Exemplary-level credits have been introduced in the updated scheme to recognise developments that go beyond best practice in a particular aspect of sustainability. These additional credits are awarded to recognise sustainability-related benefits or performance levels not currently recognised by standard BREEAM assessment issues and criteria. This rewards assets and operators that go beyond best practice in a particular aspect of sustainability.

Each exemplary-level credit achieved adds 1% to an asset's overall score. The maximum number of exemplary-level credits that can be awarded for any one asset is 10 per Part. Therefore, the maximum additional score available is 10% per Part. Exemplary-level credits can be awarded regardless of the asset's final BREEAM rating, i.e. they can be awarded at any BREEAM rating level and no assessment can exceed 100% for the overall score. Table 4 below shows the issues that include exemplary-level credits:

Table 4: Exemplary-level credits per Issue

Part	Issue	Answer option	Credits
Asset Performance	Hea 01 – Daylighting	Option F	1
Asset Performance	Hea 12 – Inclusive design	Option F	1
Asset Performance	Ene 10 – Demand side management (DSM) capabilities for electricity	N/A	4
Asset Performance	Wat 01 – Water monitoring	Option F	1
Asset Performance	Rsc 02 – Reuse and recycling facilities	Option E	1
		Option F	1
Asset Performance	Rsc 04 – Future adaptation	Option D	1
Asset Performance	Rsl 01 – Flood risk assessment	Option G	1
Asset Performance	Lue 02 – Ecological features of planted area	Option E	1
Management Performance	Man 04 - Environmental policies and procedures	Option E	1
Management Performance	Ene 24 – Reduction of carbon emissions	N/A	3
Management Performance	Rsc 05 – Sustainable procurement	Option H	1
		Option I	1
Management Performance	Rsl 06 – Emergency plans and climate-related physical risks	Option D	1
		Option H	1
Management Performance	Rsl 10 – Security risk assessment	Option D	1

Impact of changes on scoring and rating

One of BIU's benefits is that it encourages and recognises continuous improvement over time so that clients can be confident that they are progressively improving their assets and measuring them against up to date benchmarks.

Changes to scoring needs to happen at an appropriate rate that is pushing far enough to encourage and recognise continuous improvement while not pushing too far or too quickly that it becomes to keep up with.

To ensure that V6's scoring represents this appropriate step-change, various analyses were carried out to understand how V6 and 2015 ratings compare:

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- An initial analysis of V6 scores and ratings was calculated based on responses to certified 2015 assessments only, covering a range of locations and asset types. This approach substantially underestimated the V6 scores and ratings because it did not include any of the criteria in V6 that are new or substantially modified.
- A second analysis was undertaken which did take all of V6 criteria into account. This was based on the actual responses for certified 2015 assessments in addition to the expected probability of credits being awarded for the new and substantially modified credits. Clients/assessors tested assets certified to 2015 using assumptions on how their assets are likely to score against the updated V6 criteria.

From the first analysis, a significant proportion of V6 was still achievable from the 2015 assets analysed but ratings did reduce by one or two levels, which was expected. Positively, from the second analysis, the results suggested that there was only a modest reduction in scores for V6 compared to 2015 when assuming that effort would be made to meet some of the new requirements (scores stayed within the same overall rating or dipped slightly under).

Reasons for differences in scoring included:

- New criteria and the uncertainty of whether this will be met for assets certified to 2015
- Some of the criteria have moved between Parts 1 and 2, which means that some assets may score worse in one part that they were before but better than before for the other. For example, for V6, some Part 2 assessments may score less and higher under Part 1 because some Part 2 issues have moved to Part 1
- Some improvements to the scoping mean that where some credits were awarded by default for 2015, are now filtered out of V6.

Although assets generally scored less, feedback from clients and assessors involved with the testing were positive about the technical changes made in V6. This gave reassurance that the ratings are set at an appropriate level.

Overall, V6 represents a more accurate and improved set of technical benchmarks that are based on years of BIU data, research and developments to approaches to improving asset performance/management. As a result, clients and investors can be more confident that they are using an improved rating system overall to help make better decisions and provide insight about asset performance.

There is also a good level of transition to help clients adapt to the changes in V6, with 2015 certifications expected to be active for up to 4/5 years in the longest cases. For details about this, please see the [Transition from 2015 to Version 6](#) section.

Technical manual restructure

The Technical Manual has gone through significant restructuring to enhance understanding and improve readability. As a result, some issues have been merged, moved, renamed, renumbered or, where necessary, deleted. Table 5 below provides an overview of changes to the assessment issues:

Table 5: Changes to assessment issues

Part	BREEAM In-Use International 2015 issue	BREEAM In-Use International commercial V6 issues	Description of change
2	Man 01 – Building user guide	Man 01 Building user guide	<ul style="list-style-type: none"> No change
2	Man 02 – Building user education	Man 02 Management engagement and feedback	<ul style="list-style-type: none"> Renamed Merge of original issues Man 02, Man 03, Hea 23, Hea 24 and Pol 14
2	Man 03 – Building user information	Man 03 Maintenance policies and procedures	<ul style="list-style-type: none"> Renamed Merge of original issues Man 04, Man 05, Man 06, Man 09, Man 12, Pol 09 and Pol 10.
2	Man 04 – Operation and maintenance manuals	Man 04 Environmental policies and procedures	<ul style="list-style-type: none"> Renamed Merge of original issues Man 07, Man 08.
2	Man 05 – Maintenance procedures	Man 05 Green Lease	<ul style="list-style-type: none"> Original issue Man 11 renumbered
2	Man 06 – Maintenance policy Man 07 – Environmental policies and responsibilities Man 08 – Environmental policies Man 09 – Operating procedures Man 10 – Leak testing Man 11 – Green lease Man 12 – Building controls review	Renumbered, deleted or merged into either Man 03, Man 04 or Man 05	<ul style="list-style-type: none"> See above
2	Man 13 – Building adaptation	Rsc 04 – Future adaptation	<ul style="list-style-type: none"> Moved to Part 1 (Asset Performance)
1	Hea 01 – Glazing	Hea 01 – Daylighting	<ul style="list-style-type: none"> Renamed
1	Hea 02 – Glare control	Hea 02 – Control of glare from sunlight	<ul style="list-style-type: none"> Renamed

Part	BREEAM In-Use International 2015 issue	BREEAM In-Use International commercial V6 issues	Description of change
1	Hea 03 – Thermal control	Hea 07 – User comfort control	• Renamed
1	Hea 04 – Ventilation control	Merged into Hea 07	• See above
1	Hea 05 – Microbial contamination	Merged into Hea 18	• See below
1	Hea 06 – Water provisions	Hea 13 – Drinking water provision	• Renamed
1	Hea 07 – Indoor and/or outdoor space	Hea 11 – Provision of rest areas	• Renamed
1	Hea 08 – Illuminance levels (Lux)	Hea 03 – Internal and external lighting levels	• Renamed
1	Hea 09 – Lighting control	Hea 04 – Lighting control	• Renumbered
1	Hea 10 – Inclusive design	Hea 12 – Inclusive design	• Renumbered
1	Hea 11 – Ventilation requirements	Hea 08 – Ventilation system air intakes and exhausts	• Renamed
1	N/A - New issue for V6	Hea 05 – Minimising flicker from lighting systems	• New issue added
1	N/A - New issue for V6	Hea 06 – View out	• New issue added (based on BIU 2015 Part 3 issue Hea 28)
2	Hea 12 – Fresh air rates	N/A	• Issue deleted
2	Hea 13 – Operating temperature	Hea 14 – Thermal comfort	• Renamed
2	Hea 14 – Internal environment: CO2 monitoring	Hea 09 – Carbon dioxide sensors	• Renamed • Moved to Part 1 (Asset Performance)
2	Hea 15 – Internal environment: CO monitoring	Hea 10 – Carbon monoxide detection	• Renamed • Moved to Part 1 (Asset Performance)
2	N/A - New issue for V6	Hea 15 – Smoking policy	• New issue added
2	Hea 16 – Internal environment: NOx monitoring	N/A	• Issue deleted
2	Hea 17 – Internal environment: refurbishment/renovation/redecoration	Hea 16 – Indoor air quality management	• Merge of original issues Hea 17, Hea 18, Hea19, Hea 21
2	Hea 18 – Volatile organic compounds	Merged into Hea 16	• See above
2	Hea 19 – Control of chemicals	Merged into Hea 16	• See above

Part	BREEAM In-Use International 2015 issue	BREEAM In-Use International commercial V6 issues	Description of change
2	Hea 20 – Acoustic conditions	Hea 17 – Acoustic conditions	• Renumbered
2	Hea 21 – Deep cleaning	Merged into Hea 16	• See above
2	Hea 22 – Legionella risk management	Hea 18 – Legionella risk management	• Merge of original issues Hea 05, Hea 22
2	Hea 23 – Occupant satisfaction	Man 02 – Management engagement and feedback	• Moved and merged into Man 02
2	Hea 24 – Occupant satisfaction feedback	Man 02 – Management engagement and feedback	• Moved and merged into Man 02
1	Ene 01 – Heating, ventilation and air conditioning (HVAC)	Ene 01 – Building services	• Renamed
1	Ene 02 – Ventilation strategy	Ene 02 – Percentage of mechanical ventilation	• Renamed
1	Ene 03 – Heat loss	Ene 03 – Fabric performance	• Renamed
1	Ene 04 – Pressure/air leakage test	Ene 04 – Air permeability of the fabric	• Renamed
1	Ene 05 – Heating	Ene 06 – Heating	• Merged original issues Ene 05, Ene 06, Ene 07, Ene 08, Ene 09, Ene 10, Ene 11
1	Ene 06 – Boiler efficiency	Ene 06 – Heating	• Merged original issues Ene 05, Ene 06, Ene 07, Ene 08, Ene 09, Ene 10, Ene 11
1	Ene 07 – Heat pump efficiency	Ene 06 – Heating	• Merged original issues Ene 05, Ene 06, Ene 07, Ene 08, Ene 09, Ene 10, Ene 11
1	Ene 08 – Fuel usage for heat generation	Ene 06 – Heating	• Merged original issues Ene 05, Ene 06, Ene 07, Ene 08, Ene 09, Ene 10, Ene 11
1	Ene 09 – Heat distribution	Ene 06 – Heating	• Merged original issues Ene 05, Ene 06, Ene 07, Ene 08, Ene 09, Ene 10, Ene 11

Part	BREEAM In-Use International 2015 issue	BREEAM In-Use International commercial V6 issues	Description of change
1	Ene 10 – Heat emitter type	Ene 06 – Heating	<ul style="list-style-type: none"> Merged original issues Ene 05, Ene 06, Ene 07, Ene 08, Ene 09, Ene 10, Ene 11
1	Ene 11 – Mechanical and electrical heating equipment	Ene 06 – Heating	<ul style="list-style-type: none"> Merged original issues Ene 05, Ene 06, Ene 07, Ene 08, Ene 09, Ene 10, Ene 11
1	Ene 12 – Cooling system	Ene 05 – Cooling	<ul style="list-style-type: none"> Merged original issues Ene 12, Ene 13, Ene 14, Ene 15
1	Ene 13 – Efficiency of cooling system	Ene 05 – Cooling	<ul style="list-style-type: none"> Merged original issues Ene 12, Ene 13, Ene 14, Ene 15
1	Ene 14 – Cooling distribution	Ene 05 – Cooling	<ul style="list-style-type: none"> Merged original issues Ene 12, Ene 13, Ene 14, Ene 15, Ene 17, Ene 18
1	Ene 15 – Heating, ventilation and air conditioning (HVAC) efficiency	Ene 05 – Cooling	<ul style="list-style-type: none"> Merged original issues Ene 12, Ene 13, Ene 14, Ene 15, Ene 17, Ene 18
1	Ene 16 – Refrigerant cooling system	N/A	<ul style="list-style-type: none"> Issue deleted
1	Ene 17 – Cooling emitter type	Ene 05 – Cooling	<ul style="list-style-type: none"> Merged original issues Ene 12, Ene 13, Ene 14, Ene 15, Ene 17, Ene 18
1	Ene 18 – Glazing	Ene 05 – Cooling	<ul style="list-style-type: none"> Merged original issues Ene 12, Ene 13, Ene 14, Ene 15, Ene 17, Ene 18
1	Ene 19 – Mechanical and electrical cooling equipment	Ene 05 – Cooling	<ul style="list-style-type: none"> Merged original issues Ene 12, Ene 13, Ene 14, Ene 15, Ene 17, Ene 18
1	Ene 20 – Specific fan power	Ene 08 – Ventilation	<ul style="list-style-type: none"> Merged original issues Ene 20, Ene 21, Ene 22
1	Ene 21 – Leakage tests	Ene 08 – Ventilation	<ul style="list-style-type: none"> Merged original issues Ene 20, Ene 21, Ene 22

Part	BREEAM In-Use International 2015 issue	BREEAM In-Use International commercial V6 issues	Description of change
1	Ene 22 – Mechanical and electrical ventilation equipment	Ene 08 – Ventilation	• Merged original issues Ene 20, Ene 21, Ene 22
1	Ene 23 – Water heating	Ene 09 – Water heating	• Merged original issues Ene 23, Ene 24
1	Ene 24 – Water heating energy sources	Ene 09 – Water heating	• Merged original issues Ene 23, Ene 24
1	Ene 25 – High frequency ballast	Ene 07 – Internal lighting	• Merged original issues Ene 25, Ene 26, Ene 27, Ene 28
1	Ene 26 – Internal lighting types	Ene 07 – Internal lighting	• Merged original issues Ene 25, Ene 26, Ene 27, Ene 28
1	Ene 27 – Automatic lighting controls	Ene 07 – Internal lighting	• Merged original issues Ene 25, Ene 26, Ene 27, Ene 28
1	Ene 28 – Occupancy sensors	Ene 07 – Internal lighting	• Merged original issues Ene 25, Ene 26, Ene 27, Ene 28
1	Ene 29 – Legislation	Ene 12 – Local energy performance asset rating	• Renamed
1	Ene 30 – Onsite renewables	Ene 13 – Solar photovoltaic (PV) panels Ene 14 – Solar thermal panels	• Split into separate issues
2	Ene 31 – Energy consumption start date	Ene 19 – Energy consumption	• Merged original issues Ene 31 to Ene 41, Ene 43
2	Ene 32 – Energy consumption end date	Ene 19 – Energy consumption	• Merged original issues Ene 31 to Ene 41, Ene 43
2	Ene 33 – Electricity consumption	Ene 19 – Energy consumption	• Merged original issues Ene 31 to Ene 41, Ene 43
2	Ene 34 – Natural gas consumption	Ene 19 – Energy consumption	• Merged original issues Ene 31 to Ene 41, Ene 43
2	Ene 35 – LPG consumption	Ene 19 – Energy consumption	• Merged original issues Ene 31 to Ene 41, Ene 43

Part	BREEAM In-Use International 2015 issue	BREEAM In-Use International commercial V6 issues	Description of change
2	Ene 36 – Gas oil consumption	Ene 19 – Energy consumption	<ul style="list-style-type: none"> Merged original issues Ene 31 to Ene 41, Ene 43
2	Ene 37 – Solid fossil fuel consumption	Ene 19 – Energy consumption	<ul style="list-style-type: none"> Merged original issues Ene 31 to Ene 41, Ene 43
2	Ene 38 – Biodiesel consumption	Ene 19 – Energy consumption	<ul style="list-style-type: none"> Merged original issues Ene 31 to Ene 41, Ene 43
2	Ene 39 – Biogas consumption	Ene 19 – Energy consumption	<ul style="list-style-type: none"> Merged original issues Ene 31 to Ene 41, Ene 43
2	Ene 40 – Wood/Waste wood consumption	Ene 19 – Energy consumption	<ul style="list-style-type: none"> Merged original issues Ene 31 to Ene 41, Ene 43
2	Ene 41 – District heating consumption	Ene 19 – Energy consumption	<ul style="list-style-type: none"> Merged original issues Ene 31 to Ene 41, Ene 43
2	Ene 42 – Carbon intensity district heating	Ene 20 – Carbon intensity of district heating and cooling	<ul style="list-style-type: none"> Merged original issues Ene 42, Ene 44
2	Ene 43 – District cooling consumption	Ene 19 – Energy consumption	<ul style="list-style-type: none"> Merged original issues Ene 31 to Ene 41, Ene 43
2	Ene 44 – Carbon intensity district cooling	Ene 20 – Carbon intensity of district heating and cooling	<ul style="list-style-type: none"> Merged original issues Ene 42, Ene 44
2	Ene 45 – Electricity exported	Ene 21 – Electricity generated and exported	<ul style="list-style-type: none"> Renamed
2	Ene 46 – Non-standard energy uses	Ene 19 Energy consumption	<ul style="list-style-type: none"> Non-standard energy use question removed Calculation merged with Ene 19 methodology
2	Ene 47, 50, 53, 56 & 59 – Non-standard energy use	Ene 19 Energy consumption	<ul style="list-style-type: none"> Non-standard energy use question removed Calculation merged with Ene 19 methodology

Part	BREEAM In-Use International 2015 issue	BREEAM In-Use International commercial V6 issues	Description of change
2	Ene 48, 51, 54, 57 & 60 – Non-standard energy consumption	Ene 19 Energy consumption	<ul style="list-style-type: none"> Non-standard energy use question removed Calculation merged with Ene 19 methodology
2	Ene 49, 52, 55, 58 & 61 – Non-standard energy consumption floor area	Ene 19 Energy consumption	<ul style="list-style-type: none"> Non-standard energy use question removed Calculation merged with Ene 19 methodology
2	Ene 62 – Energy consumption monitoring	Ene 23 – Energy consumption reporting	<ul style="list-style-type: none"> Merged original issues Ene 62, Ene 63 Renamed
2	Ene 63 – Energy consumption data use	Ene 23 – Energy consumption reporting	<ul style="list-style-type: none"> Merged original issues Ene 62, Ene 63 Renamed
2	Ene 64 – Sub-metering: main energy sources	Ene 15 – Monitoring energy uses	<ul style="list-style-type: none"> Merged original issues Ene 64, Ene 65 Moved to Part 1 (Asset Performance)
2	Ene 65 – Sub-metering: other energy sources	Ene 15 – Monitoring energy uses	<ul style="list-style-type: none"> Merged original issues Ene 64, Ene 65 Moved to Part 1 (Asset Performance)
2	Ene 66 – Sub-metering: tenanted areas	Ene 16 – Monitoring tenanted areas	<ul style="list-style-type: none"> Renamed Moved to Part 1 (Asset Performance)
1	Tra 01 – Cyclist facilities	Tra 01 – Alternative modes of transport	<ul style="list-style-type: none"> Renamed
1	Tra 02 – Proximity to public transport	Tra 02 – Proximity to public transport	<ul style="list-style-type: none"> No change
1	Tra 03 – Proximity to amenities	Tra 03 – Proximity to amenities	<ul style="list-style-type: none"> No change
1	Tra 04 – Pedestrian and cyclist safety	Tra 04 – Pedestrian and cyclist safety	<ul style="list-style-type: none"> No change
1	Wat 01 – Water meter	Wat 01 – Water monitoring	<ul style="list-style-type: none"> Renamed
1	Wat 02 – Water efficient equipment: WCs	Wat 02 – Water efficient equipment: toilets	<ul style="list-style-type: none"> Renamed
1	Wat 03 – Water efficient equipment: urinals	Wat 03 – Water efficient equipment: urinals	<ul style="list-style-type: none"> No change
1	Wat 04 – Water efficient equipment: hand washing basins	Wat 04 – Water efficient equipment: hand washing basins	<ul style="list-style-type: none"> No change
1	Wat 05 – Water efficient equipment: showers	Wat 05 – Water efficient equipment: showers	<ul style="list-style-type: none"> No change

Part	BREEAM In-Use International 2015 issue	BREEAM In-Use International commercial V6 issues	Description of change
1	Wat 06 – Water efficient equipment: white goods	Wat 06 – Water efficient equipment: white goods	<ul style="list-style-type: none"> No change
1	Wat 07 – Leak detection system	Wat 07 – Leak detection system	<ul style="list-style-type: none"> No change
1	Wat 08 – Leak prevention	Wat 08 – Leak prevention	<ul style="list-style-type: none"> No change
1	Wat 09 – Isolation valves	Wat 09 – Isolation valves	<ul style="list-style-type: none"> No change
1	Wat 10 – Reducing mains water consumption	Wat 10 – Reducing utility-supplied water consumption	<ul style="list-style-type: none"> Renamed
2	Wat 11 – Annual consumption	Wat 11 – Water consumption	<ul style="list-style-type: none"> Renamed
2	Wat 12 – Water consumption: monitoring and reporting	Wat 13 – Water consumption reporting	<ul style="list-style-type: none"> Renamed Removed monitoring content
2	Wat 13 – Drinking water	Hea 19 – Drinking water management	<ul style="list-style-type: none"> Renamed Moved to Health and Wellbeing category
2	Wat 14 – Refurbishment	Wat 14 – Water strategy	<ul style="list-style-type: none"> Merge of original issues Wat 14, Wat 15 and Wat 17
2	Wat 15 – Water strategy	Wat 14 – Water strategy	<ul style="list-style-type: none"> Merge of original issues Wat 14, Wat 15 and Wat 17
2	Wat 16 – Water recycling	Wat 12 – Water recycling	<ul style="list-style-type: none"> No change
2	Wat 17 – Aspects and impacts	Wat 14 – Water strategy	<ul style="list-style-type: none"> Merge of original issues Wat 14, Wat 15 and Wat 17
1	Mat 01 – Condition survey	Rsc 01 – Condition survey	<ul style="list-style-type: none"> Merge of original issues Mat 01 and Mat 08
1	Mat 02 – Security advice	Rsl 10 – Security risk assessment	<ul style="list-style-type: none"> Moved to Resilience category Moved to Part 2 (Management Performance)
1	Mat 03 – Intruder alarm system	Rsl 05 – Alarm systems	<ul style="list-style-type: none"> Renamed Moved to Resilience category
1	Mat 04 – Alarm system monitoring	Rsl 05 – Alarm systems	<ul style="list-style-type: none"> Moved to Resilience category

Part	BREEAM In-Use International 2015 issue	BREEAM In-Use International commercial V6 issues	Description of change
			<ul style="list-style-type: none"> Merged into issue Rsl 01 – Alarm systems
1	Mat 05 – Natural hazards	Rsl 03 – Natural hazard risk assessment	<ul style="list-style-type: none"> Renamed Moved to Resilience category
1	Mat 06 – Future adaptation	Rsc 04 – Future adaptation	<ul style="list-style-type: none"> Moved to Resources category Merged with original Issue Man 13
1	Mat 07 – Designing for robustness	Rsl 04 – Durable and resilient features	<ul style="list-style-type: none"> Renamed Moved to Resilience category
2	Mat 08 – Condition survey	Merged into Rsc 01 – Condition survey	<ul style="list-style-type: none"> See above
2	Mat 09 – Sustainable procurement policy	Rsc 05 – Sustainable procurement	<ul style="list-style-type: none"> Merge of original issues Mat 09 and Mat 10
2	Mat 10 – Sustainable procurement	Merged into Rsc 05	<ul style="list-style-type: none"> See above
2	Mat 11 – Risk management	Rsl 09 – Fire risk management	<ul style="list-style-type: none"> Merge of original issues Mat 11 and Mat 12
2	Mat 12 – Risk management	Rsl 09 – Fire risk management	<ul style="list-style-type: none"> Merge of original issues Mat 11 and Mat 12
2	Mat 13 – Emergency plan	Rsl 06 – Emergency plans and climate-related physical risks	<ul style="list-style-type: none"> Moved to Resilience category
2	Mat 14 – Hazard management	Rsl 03 – Natural hazard risk assessment	<ul style="list-style-type: none"> Renamed Moved to Resilience category Moved to (Part 1) Asset Performance
1	Wst 01 – Storage of operational waste	Rsc 02 – Reuse and recycling facilities	<ul style="list-style-type: none"> Renamed
3	Wst 08 – Waste sent to landfill	Rsc 06 – Optimising resource use, reuse and recycling	<ul style="list-style-type: none"> Merge of original issues Wst 08, Wst 09, Wst 10
3	Wst 09 – Waste diverted from landfill	Rsc 06 – Optimising resource use, reuse and recycling	<ul style="list-style-type: none"> See above
3	Wst 10 – Waste sent for incineration	Rsc 06 – Optimising resource use, reuse and recycling	<ul style="list-style-type: none"> See above
1	Le 01 – Planted area	Lue 01 – Planted area	<ul style="list-style-type: none"> No change
1	Le 02 – Ecological features of planted area	Lue 02 – Ecological features of planted area	<ul style="list-style-type: none"> No change

Part	BREEAM In-Use International 2015 issue	BREEAM In-Use International commercial V6 issues	Description of change
1	Le 03 – Ecology report	Lue 03 – Ecology report	<ul style="list-style-type: none"> No change
2	Le 04 – Biodiversity action plan	Lue 04 – Biodiversity action plan	<ul style="list-style-type: none"> Merged with original issue Le 05
2	Le 05 – External landscaping/maintenance	Lue 04 – Biodiversity action plan	<ul style="list-style-type: none"> Merged with original issue Le 04
1	Pol 01 – Pollution prevention	Pol 01 – Minimising watercourse pollution	<ul style="list-style-type: none"> Renamed
1	Pol 02 – Flood risk assessment	Rsl 01 – Flood risk assessment	<ul style="list-style-type: none"> Moved to Resilience category
1	Pol 03 – Impact mitigation	Rsl 02 – Surface water runoff impact mitigation	<ul style="list-style-type: none"> Moved to Resilience category Renamed
1	Pol 04 – Impacts of refrigerants	Pol 04 – Global warming impact of refrigerants	<ul style="list-style-type: none"> Renamed
1	Pol 05 – Leak detection systems	Pol 05 – Refrigerant leak detection systems	<ul style="list-style-type: none"> Renamed
1	Pol 06 – NOx emissions	Pol 03 – Local air quality	<ul style="list-style-type: none"> General principles of air quality monitoring included in a new issue Specific content relating to onsite combustion of fuels leading to NOx emissions moved to Health and Wellbeing category
2	Pol 07 – Nighttime light pollution	Pol 06 – Reduction of nighttime light pollution	<ul style="list-style-type: none"> Renamed
2	Pol 08 – Chemical storage	Pol 02 – Chemical storage	<ul style="list-style-type: none"> Moved to Part 1 (Asset Performance)
2	Pol 09 – Bunding	Pol 07 – Inspection of watercourse pollution prevention features	<ul style="list-style-type: none"> Renamed Merged with original issue Pol 10
2	Pol 10 – Light-liquid separators	Merged with original issue Pol 09	<ul style="list-style-type: none"> See above
2	Pol 11 – Refrigerants	Pol 08 – Refrigerant replacement	<ul style="list-style-type: none"> Renamed
2	Pol 12 – Land contamination mitigation	Pol 09 – Land contamination mitigation	<ul style="list-style-type: none"> No change
2	Pol 13 – Emergency preparedness and response	Pol 10 – Response to pollution incidents	<ul style="list-style-type: none"> Renamed
2	Pol 14 – Complaints	Man 02 – Management engagement and feedback	<ul style="list-style-type: none"> Moved to Management category

Summary of technical changes

Table 6 below summarises the key technical differences and changes between BREEAM In-Use International 2015 and BREEAM In-Use International V6. Whilst it does not outline every change in detail, it aims to signpost the areas of the manual that have been updated. It does not elaborate on or explain the change in detail. For full details please see the SD 6063 BREEAM In-Use International: Commercial V6.0.0 technical manual.

Table 6 below summarises the key technical changes for BREEAM In-Use International V6.

Key: Type of change

Significant change
Moderate change
Minor Change
No Change
New Issue / category

AP = Asset Performance (Part 1)

MP = Management Performance (Part 2)



Management

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
2	Man 01	Building user guide	No change	2	2	No	No	No	<ul style="list-style-type: none"> N/A
2	Man 02	Management engagement and feedback	Moderate	15 (cumulative)	9	No	Yes	No	<ul style="list-style-type: none"> Combines a range of issues relating to the communications to and from Building Management including: <ul style="list-style-type: none"> Building user education Building user information Occupant satisfaction Complaints procedure There is no longer a separate issue for feeding back on Occupant satisfaction surveys. This is now required to achieve the credits There is only 1 credit now available for having a Complaints procedure. This is a basic requirement which is relatively easy to achieve. Therefore, is being rewarded accordingly

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
2	Man 03	Maintenance policies and procedures	Moderate	14	13	No	No	No	<ul style="list-style-type: none"> Combines a range of issues relating to policies and procedures including: <ul style="list-style-type: none"> Operation and maintenance manuals Maintenance procedures Maintenance policy Building controls review All maintenance policies must now be proactive
2	Man 04	Environmental policies and procedures	Moderate	12	6	No	Yes	No	<ul style="list-style-type: none"> Combines a range of issues relating to the environmental policies of the building including: <ul style="list-style-type: none"> Environmental policies and responsibilities Operating procedures
2	Man 05	Green lease	Significant	4	4	No	No	No	<ul style="list-style-type: none"> Credits are now available if smaller percentages of tenants are covered, to encourage asset owners to start the process There is now encouragement for tenants to share environmental data This issue can now be filtered out if it is not applicable



Health and Wellbeing

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Hea 01	Daylighting	Significant	2	4	No	No	1	<ul style="list-style-type: none"> Issue renamed from 'Glazing' Requirements aligned with BREEAM In-Use International Residential Pilot and adapted to provide a more robust assessment of the levels of daylight within a commercial asset
1	Hea 02	Control of glare from sunlight	Moderate	4	4	No	No	No	<ul style="list-style-type: none"> Issue renamed from 'Glare control' to clarify that the issue only applies to glare from sunlight Requirements aligned with approach in BREEAM New Construction schemes
1	Hea 03	Internal and external lighting levels	Moderate	4	6	No	No	No	<ul style="list-style-type: none"> Issue renamed from 'Illuminance levels (lux)' Requirements to follow a 'Procedure for measuring illuminance' introduced where this is not covered by best practice standards Introduction of different performance levels and separate credits for internal and external lighting
1	Hea 04	Lighting control	Moderate	4	4	No	No	No	<ul style="list-style-type: none"> Requirements aligned with approach in BREEAM New Construction schemes Introduction of different performance levels

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Hea 05	Minimising flicker from lighting systems	New issue	N/A	4	No	No	No	<ul style="list-style-type: none"> New issue based on BREEAM-NL In-Use assessment issue 'HEA101 High frequency lighting'
1	Hea 06	View out	New issue	N/A	4	No	No	No	<ul style="list-style-type: none"> New issue based on BREEAM In-Use International 2015 Part 3 'View out' assessment issue and requirements in BREEAM New Construction and Refurbishment schemes
1	Hea 07	User comfort controls	Significant	4	4	No	No	No	<ul style="list-style-type: none"> Merging of 'Thermal control' and 'Ventilation controls' assessment issues, with issue renamed accordingly, as significant overlap between the content of the two issues Additional content and requirements added to provide clarity on how to assess the issue
1	Hea 08	Ventilation system air intakes and exhausts	Moderate	2	2	No	No	No	<ul style="list-style-type: none"> Issue renamed from 'Ventilation requirements' to better reflect the criteria Requirements aligned with the approach in BREEAM UK New Construction 2018 scheme
1	Hea 09	Carbon dioxide sensors	Moderate	2	4	No	No	No	<ul style="list-style-type: none"> Issue relocated from Part 2 and renamed from 'Internal environment: CO₂ monitoring' Requirements aligned with the approach in BREEAM New Construction schemes

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Hea 10	Carbon monoxide detection	Significant	2	2	No	No	No	<ul style="list-style-type: none"> Issue relocated from Part 2 and renamed from 'Internal environment: CO monitoring' Additional content and requirements added to clarify when and where carbon monoxide detectors are required
1	Hea 11	Provision of rest areas	Minor	4	3	No	No	No	<ul style="list-style-type: none"> Issue renamed from 'Indoor and/or outdoor space' to better reflect issue aim Answer options rationalised and new content added to provide clarity on how to assess the issue
1	Hea 12	Inclusive design	Significant	3	4	No	No	1	<ul style="list-style-type: none"> Issue completely rewritten to provide more detail on how to comply with the criteria and to introduce different levels of performance
1	Hea 13	Drinking water provision	Minor	2	2	No	No	No	<ul style="list-style-type: none"> Issue renamed from 'Water provisions' to reflect the focus on drinking water Minor changes to requirements to improve clarity
2	Hea 14	Thermal comfort	Significant	2	8	No	No	No	<ul style="list-style-type: none"> Issue renamed from 'Operating temperature' Issue rewritten to ensure requirements focus on the assessment of occupants' thermal comfort rather than simply on operating temperatures

Part	Issue	Title	Type of change	Credits		Minimum standards.		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
2	Hea 15	Smoking policy	New issue	N/A	1	No	No	No	New issue to ensure assets have a specific policy on smoking covering internal and external areas
2	Hea 16	Indoor air quality management	New issue	N/A	6	No	No	No	<ul style="list-style-type: none"> New issue that combines elements of BREEAM In-Use International 2015 Part 2 assessment issues 'Internal environment: refurbishment/renovation/redecoration', 'Volatile organic compounds', 'Control of chemicals' and 'Deep cleaning' New requirements for cleaning ventilation system components, regular monitoring of indoor air quality and provision of information to asset users
2	Hea 17	Acoustic conditions	Significant	4	6	No	No	No	<ul style="list-style-type: none"> Requirements aligned with approach in BREEAM New Construction schemes Introduction of different performance levels
2	Hea 18	Legionella risk management	Significant	2	4	No	No	No	<ul style="list-style-type: none"> Merging and renaming of previous 'Microbial contamination' and 'Legionella management' assessment issues New and updated content to clarify what needs to be assessed and by who
2	Hea 19	Drinking water management	Minor	2	2	No	No	No	<ul style="list-style-type: none"> Issue moved from Water category and renamed from 'Drinking water' Content aligned with Hea 13



Energy

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Asset energy rating			100	40	No	No	No	
	Ene 01	Building services	No change						<ul style="list-style-type: none">n/a
	Ene 02	Percentage of mechanical ventilation	Minor						<ul style="list-style-type: none">Issue now asks for the percentage of the floor area that is mechanically ventilated. This provides a more detailed input for the energy calculator, so the results more accurately reflect the asset performance
	Ene 03	Fabric performance	Significant						<ul style="list-style-type: none">Additional questions now cover the Roofs, and Walls, as well as the areas of each of these.The G-value of the glazing and any over shading is now captured. This allows a much better estimate of the building's fabric performance in the energy calculator, so the results more accurately reflect the asset performance
	Ene 04	Air permeability of the fabric	Moderate						<ul style="list-style-type: none">Additional question on thermographic surveys.

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
	Ene 04	Air permeability of the fabric	Moderate						This allows assets that have not undergone an air leakage test to improve the energy performance score if they have carried out a thermographic survey instead
	Ene 05	Cooling	Minor						<ul style="list-style-type: none"> District cooling is now an option, so the results should more accurately reflect the building
	Ene 06	Heating	Minor						<ul style="list-style-type: none"> District heating is now an option, so the results should more accurately reflect the building
	Ene 07	Internal lighting	Moderate						<ul style="list-style-type: none"> The answers for High frequency ballasts, Daylight sensors and Occupancy sensors are now entered directly, rather than selecting a range. This should more accurately reflect the asset performance Additional questions for each lamp type for percentage of diffusers or shades fitted
	Ene 08	Ventilation	Moderate						<ul style="list-style-type: none"> Additional questions ask about Variable speed drivers. This provides a more detailed input for the energy calculator, so the results should more accurately reflect the asset performance

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
	Ene 09	Water heating	Minor						<ul style="list-style-type: none"> Issue now asks for the percentage of the water heated from a centralised system. This provides a more detailed input for the energy calculator, so the results should more accurately reflect the asset performance District heating is now an option, so the results should more accurately reflect the building
1	Ene 10	Demand side management capabilities for electricity	New Issue	-	0	-	-	4	<ul style="list-style-type: none"> This issue recognises building's ability to help balance electricity grids. This can avoid excessive levels of reserve power, which make the entire grid more efficient. This can also provide revenue opportunities for buildings by providing this as a service to the grid operator
1	Ene 11	Installed controls	New Issue	-	4	-	-	-	<ul style="list-style-type: none"> This issue covers the level of control for a range of systems throughout the building and rewards for being able to manage building services better It will also highlight areas of improvement that can be achieved more easily than replacing whole systems

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Ene 12	Local energy performance asset rating	Significant	3	3			-	<ul style="list-style-type: none"> This issue now goes into more detail about the local asset rating, differentiating between different asset rating around the world according to their robustness It also rewards buildings for not just having an asset rating but also ensuring that that the rating is better than the local asset energy benchmark
1	Ene 13	Solar photovoltaic (PV) panels	New Issue	-	4	-	-	-	<ul style="list-style-type: none"> This issue provides a simple assessment of the amount of solar PV installed on an asset compared to the asset's potential
1	Ene 14	Solar thermal panels	New Issue	-	1	-	-	-	<ul style="list-style-type: none"> This issue rewards assets that have solar thermal panels where there is space to install them
1	Ene 15	Monitoring energy uses	Significant	8	4	No	No	No	<ul style="list-style-type: none"> This issue combines separate monitoring of both main and other energy uses Updated methodology and threshold for these issues to monitor significant energy consumption
1	Ene 16	Monitoring tenanted areas	Moderate	4	4	No	No	No	<ul style="list-style-type: none"> Updated methodology and threshold for these issues to monitor significant energy consumption

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Ene 17	External lighting	New Issue	-	4	-	-	-	<ul style="list-style-type: none"> This issue covers the efficiency of External Lighting and Car park lighting that is associated with the asset If either are not required, the issue can be filtered out This will give a more accurate picture of the total energy use of an asset and potentially highlight further areas of improvement
1	Ene 18	Energy efficient transport systems	New Issue	-	2	-	-	-	<ul style="list-style-type: none"> This issue covers the efficiency of Lifts, Elevators and Moving walks If these are not present the issue can be filtered out This will give a more accurate picture of the total energy use of an asset and potentially highlight further areas of improvement
2	Operational energy rating			40	50	No	No	No	<ul style="list-style-type: none"> This issue combines all the energy consumption issues into a single place, making the data entry much quicker Permits the use of the Energy allocation calculator to generate inputs into BIU V6 to allow building that do not have complete data to still achieve a score
	Ene 19	Energy consumption	Minor						

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
	Ene 20	Carbon intensity of district heating and cooling	No change						<ul style="list-style-type: none"> This combines the District heating and cooling intensities into a single issue
	Ene 21	Electricity generated and exported	Minor						<ul style="list-style-type: none"> Data are now gathered on energy generated on-site as well as what is exported Energy that is generated and used on-site is already accounted for in Ene 19 Energy consumption. This additional data will provide an insight into how an asset is achieving its performance level; either through passive design measure or on-site renewables and therefore which areas might have the greatest scope for improvement
2	Ene 22	Energy audit	New issue	-	4	No	No	No	<ul style="list-style-type: none"> This issue identifies and implements cost-effective opportunities for energy savings
2	Ene 23	Energy consumption reporting	No change	4	4	No	No	No	<ul style="list-style-type: none"> N/A

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
2	Ene 24	Reduction of carbon emissions	New issue	-	0	No	No	3	<ul style="list-style-type: none"> This issue compares the carbon emissions of the building over 3 years and awards credits based on the annual reduction Building that have not previously been certified under BREEAM In-Use will be able to enter the data for an earlier year These are awarded as exemplary level credits to encourage buildings to track their carbon emissions, and avoid penalising building that are less than 3 years old



Transport

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Tra 01	Alternative modes of transport	Significant	4	8	No	No	1	<ul style="list-style-type: none"> New answer options for modes of transport other than cycling, such as electric car recharging stations and car sharing spaces Generally, criteria have been updated to better align with New Construction schemes Specific guidance added about how to apply cycle provision criteria to sites with multiple buildings
1	Tra 02	Proximity to public transport	Minor	8	8	No	No	No	<ul style="list-style-type: none"> Question changed from considering 'public transport networks' to 'public transport nodes' and question has been adjusted accordingly
1	Tra 03	Proximity to amenities	Minor	4	4	No	No	No	<ul style="list-style-type: none"> New amenities added to better align with New Construction schemes
1	Tra 04	Pedestrian and cyclist safety	Minor	2	2	No	No	No	<ul style="list-style-type: none"> New answer option to provide an intermediate credit to reward improvements being implemented to assets where full compliance with the issue is not possible



Water

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Wat 01	Water monitoring	Minor	6	6	No	Yes	1	<ul style="list-style-type: none"> Clarification added from responses to technical queries relating to 2015 assessments
1	Wat 02	Water efficient equipment: toilets	Minor	4	4	No	No	No	<ul style="list-style-type: none"> Specific note added for assets with no facilities
1	Wat 03	Water efficient equipment: urinals	Moderate	4	4	No	No	No	<ul style="list-style-type: none"> Removal of the answer option for types of controls to only concentrate on flush volume Removal of the answer option for no urinals present that previous received full credits Guidance added for urinal troughs Specific note added for assets with no facilities
1	Wat 04	Water efficient equipment: hand washing basin taps	Moderate	4	4	No	No	No	<ul style="list-style-type: none"> Flow rate boundaries for highest credits changed to reflect current best practice from ≤6 litres/min to ≤4 litres/min Removal of the need for automation on all taps except for maximum credits Removal of requirement for any automatic control type, so that only taps with proximity sensors are accepted Specific note added for assets with no facilities

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Wat 05	Water efficient equipment: showers	Minor	4	4	No	No	No	<ul style="list-style-type: none"> Answer option percentage ranges increased Now linked in assessment criteria to Tra 01 Exception for medical reasons added Specific note added for assets with no facilities
1	Wat 06	Water efficient equipment: white goods	Moderate	4	4	No	No	No	<ul style="list-style-type: none"> Change to baseline levels to reflect best practice Specific note added for assets with no facilities
1	Wat 07	Leak detection system	Minor	4	4	No	No	No	<ul style="list-style-type: none"> Clarifications added from BREEAM knowledge base/technical query responses
1	Wat 08	Leak prevention	Minor	4	2	No	No	No	<ul style="list-style-type: none"> Number of credits reduced to 2 Specific note added for assets with no facilities
1	Wat 09	Isolation valves	Minor	4	4	No	No	No	<ul style="list-style-type: none"> Answer option percentage ranges increased Specific note added for assets with no facilities
1	Wat 10	Reducing utility-supplied water consumption	Minor	2	2	No	No	No	<ul style="list-style-type: none"> Added examples for uses of non-utility supplied water
2	Wat 11	Water consumption	Minor	4	4	No	No	No	<ul style="list-style-type: none"> Clarification added from BREEAM knowledge base
2	Wat 12	Water recycling	Moderate	4	2	No	No	No	<ul style="list-style-type: none"> Changed to a free text box entry input Now linked in assessment criteria to Wat 11

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
2	Wat 13	Water consumption reporting	New Issue (Merge)	4	4	No	No	No	<ul style="list-style-type: none"> Removal of strategy element of question and now only concentrates on reporting Changed top credit to require an annual public report to be published
2	Wat 14	Water strategy	Significant	N/A	6	N/A	No	No	<ul style="list-style-type: none"> Merging of original issues Wat 14, Wat 15 & Wat 17



Resources

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Rsc 01	Condition survey	Moderate		7	No	No	No	<ul style="list-style-type: none"> Combination of original issues Mat 01 & 08 New requirements for recommendations on maintenance, repair, replacement and refurbishment for the remaining life of the asset
1	Rsc 02	Reuse and recycling facilities	Significant		8	No	Yes	2	<ul style="list-style-type: none"> Credits have been changed so that they are not based on the number of waste streams because opportunities for this vary from one asset to another. They are now based on the provision for adequate space for the actual/estimated waste from the asset for the building management and, separately, for the occupants' operations New answers for construction waste and material storage spaces
1	Rsc 03	Resources inventory	New		4	No	No	No	<ul style="list-style-type: none"> Introduction of circular economy principles by implementing a resources inventory
1	Rsc 04	Future adaptation	Moderate		4	No	No	1	<ul style="list-style-type: none"> Exemplary level credit added for having a building specific functional adaptation strategy study

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
2	Rsc 05	Sustainable procurement	Significant		8	No	Yes	2	<ul style="list-style-type: none"> • Answer options split out to recognise different uses and scope that the sustainable procurement plan can cover • Covers a broader range of sustainability considerations for products and services • Plan to be more supportive and proactive in assisting sustainable procurement • All timber-based products must be legal
2	Rsc 06	Optimising resource use, reuse and recycling	New issue (Merge)		6	No	No	No	<ul style="list-style-type: none"> • New issue on gathering waste data in a standardised way; supporting and encouraging occupant participation in reuse/recycling and setting effective targets • Merge of Part 3 original issues Wst 08 – Waste sent to landfill, Wst 09 – Waste diverted from landfill and Wst 10 – Waste sent for incineration



Resilience

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Rsl 01	Flood risk assessment	Moderate	4	4	No	Yes	1	<ul style="list-style-type: none"> Credits are now available for Flood risk assessments that only cover River and Tidal flooding. This allows more national flood maps to be used Exemplary level credit for including allowance for climate change in the Flood risk assessment
1	Rsl 02	Surface water run-off impact mitigation	Minor	2	2	No	No	No	<ul style="list-style-type: none"> This issue was previously Pol 03. The name has changed to align with BREEAM New Construction
1	Rsl 03	Natural hazard risk assessment	Minor	6	4	No	No	No	<ul style="list-style-type: none"> Mat 05 and Mat 14 have been combined as they largely repeated each other
1	Rsl 04	Durable and resilient features	Moderate	2	4	No	No	No	<ul style="list-style-type: none"> Issue Mat 07 previously covered “Designing for Robustness” More specific durable and resilient design features are included that align with BREEAM New Construction

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Rsl 05	Alarm systems	Minor	4	4	No	No	No	<ul style="list-style-type: none"> Intruder alarms were previously within Mat 03 Fire and Intruder alarms are now considered separately. Each has a requirement to be connected to an Alarm receiving centre, to ensure an appropriate response to the alarm
2	Rsl 06	Emergency plans and climate-related physical risks	New issue	4 (Mat 13)	6	No	No	2	<ul style="list-style-type: none"> This issue starts with Mat 13 – Emergency plans There is an additional requirement to assess climate-related physical risks
2	Rsl 07	Climate-related transition risks and opportunities	New issue		4	No	No	No	<ul style="list-style-type: none"> New issue assessing an asset's resilience to transition risks associated with climate change Additional credits for externally disclosing the metrics used in the assessment
2	Rsl 08	Social risks and opportunities	New issue		4	No	No	No	<ul style="list-style-type: none"> New issue that assesses an asset's resilience to social risks and ability to response to social opportunities Additional credits for externally disclosing the metrics used in the assessment

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
2	Rsl 09	Fire risk management	Moderate	4	4	No	No	No	<ul style="list-style-type: none"> The two original issues for Fire risk management (Mat 11, Mat 12) have been combined. Projects now have to confirm that all fire regulations have been met and have completed a Fire Risk Assessment to achieve a minimum standard for an Acceptable rating. Credits are only available where the requirements go beyond regulatory compliance.
2	Rsl 10	Security risk assessment	Moderate	4	2	No	No	1	<ul style="list-style-type: none"> The issue now asks for a security risk assessment to be carried out Exemplary credit is awarded if a risk-based security rating scheme is used



Land Use and Ecology

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Lue 01	Planted Area	Minor	4	4	No	No	No	<ul style="list-style-type: none"> Changed answer option input to account for numerical data collection Addition of methodology section to explain how to measure the asset footprint and percentage (%) of planted area
1	Lue 02	Ecological features of planted area	Minor	2	2	No	No	1	<ul style="list-style-type: none"> Increase in the diversity of permitted ecological features Decrease in credit allocation for each ecological feature implemented
2	Lue 03	Ecology report	Moderate	4	4	No	No	No	<ul style="list-style-type: none"> Addition of time scales to the ecology report The asset now must implement some of the actions in the ecology report before it can be considered for any credits Optional offsetting of ecological enhancement has been included

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
2	Lue 04	Biodiversity management plan	Significant	4	6	No	No	No	<ul style="list-style-type: none"> This issue has been combined with original Le5. Increase in the credit allowance and a two-route option has been implemented, with one for more complex sites The option for offsetting the ecological enhancement has continued to be used.



Pollution

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Pol 01	Minimising watercourse pollution	Minor	4	4	No	No	No	<ul style="list-style-type: none"> Requirements for Light liquid separators and Grease separators have been split to for clarity <p>If these are not applicable to the asset, the issue can be filtered out</p>
1	Pol 02	Chemical storage	Minor	4	2	No	No	No	<ul style="list-style-type: none"> This issue has been moved from Part 2 to Part 1 The number of credits has been reduced as this is a relatively basic requirement The issue can now be filtered out if it is not applicable
1	Pol 03	Local air quality	Significant	4	4	No	No	No	<ul style="list-style-type: none"> This issue was previously Pol 06 The issue now goes beyond asking if NO_x is produced and sets limits on how much can be produced Limits for Particulates and VOC have been set to address other aspects of Local air quality
1	Pol 04	Global warming potential of refrigerants	Moderate	4	4	No	No	No	<ul style="list-style-type: none"> 1 credit can now be achieved if 50% of refrigerants have a low GWP. The issue can be filtered out if not applicable

Part	Issue	Title	Type of change	Credits		Minimum standards		Exemplary level credits	Description of key changes to the issue
				2015	V6	2015	V6		
1	Pol 05	Refrigerant leak detection systems	No change	4	4	No	No	No	<ul style="list-style-type: none"> The issue can now be filtered out if it is not applicable
2	Pol 06	Reduction of nighttime light pollution	Moderate	4	4	No	No	No	<ul style="list-style-type: none"> The Aim of the issue and answer options remain similar. However, much more detail is now provided on how to reduce light pollution
2	Pol 07	Inspection of watercourse pollution prevention features	Minor	4	3	No	No	No	<ul style="list-style-type: none"> This issue now combines Bunding and Light-Liquid separators. Grease separators have been explicitly included. These were previously included but only via a technical enquiry. The separate answers can now be filtered out if they are not applicable
2	Pol 08	Refrigerant replacement	Minor	2	2	No	No	No	<ul style="list-style-type: none"> Refrigerants with a low environmental impact have now been defined as having a GWP of less than 10. This aligns with the definition in Pol 04.
2	Pol 09	Land contamination mitigation	No change	4	4	No	No	No	<ul style="list-style-type: none"> N/A
2	Pol 10	Response to pollution incidents	No change	2	2	No	No	No	<ul style="list-style-type: none"> This issue was previously Pol 13 The title has been changed to better reflect what the issue addresses