

BREEAM CERTIFICATION

 **breeam**

BREEAM is the second widely used certification scheme in the Czech Republic, after LEED. It is a globally widespread British system. Outside of the UK, BREEAM is used in the BREEAM International format, covering three sectors: Administrative buildings, Commercial and Industrial buildings, in other cases individual frameworks are determined. Certification rates environmental impact, consumption of water and energy, used materials, indoor environmental quality and qualities necessary for effective work for the end user.

- Tool for increasing and ensuring the value of the building on the real estate market
- Building quality seal
- Improved indoor environmental quality = verifiably better performance at work
- Higher ability to rent and marketability
- Increased revenues throughout the life cycle of the building
- An aspect of a company's social responsibility
- Lower operating costs

■ Who needs BREEAM?

Investors and developers

BREEAM is a warranty of quality of both real and perceived value. Significant buildings do not happen without certification nowadays. Certification is often a necessary condition for some tenants or potential investors, especially in the case of investment funds and global players in the real estate market.

Building owners

BREEAM provides higher rentability, lower costs and higher overall yields. Certification is a guarantee of quality and long-term safety of investment.

Companies using the building.

Higher indoor environmental quality and comfort demonstrably increases work performance and reduces absenteeism. Having a seat at a prestigious certificated building improves perception of a company in the public eye.

Facility management

BREEAM certificated building means fewer maintenance worries, tuned systems and lower costs. The introduction of process operation of a building according to BREEAM provides facility management providers competitive advantage and permanent contracts.

■ When and how to certify?

Rating concerns the specification of a building, its design, construction and use. The measurements used represent a wide range of categories and criteria from energy to ecology. They include aspects related to the use of energy and water, the internal environment (health and quality of life), pollution, transport, materials, waste, ecology and management processes.

New buildings and reconstructions

BREEAM International covers three sectors: office buildings, commercial, and industrial. For these sectors a diagram is prepared, in other cases certification is possible using BREEAM Bespoke, which means arranging a particular set of agreed criteria to be evaluated for a building. As with LEED, it is possible to proceed with Core and Shell evaluation if the future user of the building is not known.

Existing buildings

BREEAM in Use is the predominant certification system for existing buildings. The road for certification is much less demanding than for new buildings and therefore significantly cheaper. Certification is largely carried out by means of owner self assessment. The key BREEAM in Use figure is the auditor representing the certifying authority.

In addition to BREEAM certification we also offer complete LEED and SBToolCZ certifications. For DNGB certification we offer the services of an accredited consultant.

We offer conception and calculations for passive standard buildings.

We also offer less complex but very efficient tools to reduce operating costs in buildings.

■ Who certifies the building?

Certification is awarded by the BRE independent Certification Institute, ensuring global respect and comparability of building ratings.



Fig.: Futurama Business Park in Prague's Karlin - The first building in the Czech Republic to gain international BREEAM certification.

■ EkoWATT offers complete services for custom BREEAM certification



- In our team we have 2 consultants with the title of **BREEAM International Assessor, BREEAM in Use Auditor**.
- We have trained professionals in energy dynamic simulations.
- Easy communication with clients, designers and contractors, compared with foreign consultants
- We offer excellent references and practical experience.
- We can find the most effective route to a required point assessment.
- We provide interpretation on related standards and requirements. We can help to prepare the necessary documents and manuals in English.
- We have implemented ISO 9001 and ISO 14001 environmental protection management systems of and carry liability insurance to the value of 35 million CZK.
- We are a member of the USGBC, which provides 20% discount on registration and certification fees paid by our clients.
- We are a founding member of the CZGBC and a member of the Passive House Centre association.
- Due to own BREEAM in Use auditor, all documents can be provided in the Czech language.

EkoWATT Praha, Švábky 2, 180 00 Praha 8
tel: 266 710 247, e-mail: praha@ekowatt.cz

EkoWATT České Budějovice, Žižkova 1, 370 01 České Budějovice
tel: 389 608 211, 774 697 901, e-mail: cb@ekowatt.cz

