

PRICE&MYERS  SUSTAINABILITY

**BREEAM vs Ska**

# Price & Myers Sustainability

- Building Performance Analysis  
Daylighting, Wind and Thermal Modelling
- Environmental Assessment Methodologies  
BREEAM, LEED, CSH, Ska Rating
- Energy Strategies and Assessments  
Part L compliance, Thermal Bridging, Passivhaus
- Materials Analysis  
Life Cycle Analysis, Embodied Carbon, Responsible Sourcing



## Differences between BREEAM and Ska

- Intro to BREEAM Refurbishment and fit out
- Scope
- Scoring
- Assessments
- Measures / credits
- Applicability of the schemes

## BREEAM Refurbishment & Fit Out

- Launched 2014
- First BREEAM scheme specifically for refurb / fit out
- Other schemes – New Construction, Domestic refurbishment, Home Quality Mark
- Simple buildings & shell only / shell and core can be assessed

## Scope of BREEAM & Ska

- BREEAM is assessed in 4 'Parts':
  - Fabric & Structure
  - Core Services
  - Local Services
  - Interior Design
- Ska includes all measures relevant to a project – i.e. what is in scope

# Categories

## BREEAM

- Management
- Health and wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land Use & Ecology
- Pollution

## Ska

- Ecology
- Energy & CO2
- Materials
- Pollution
- Project Delivery
- Transport
- Waste
- Water
- Wellbeing



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# Scoring

## BREEAM

Level	Score
Unclassified	> 30%
Pass	≥ 30%
Good	≥ 45%
Very Good	≥ 55%
Excellent	≥ 70%
Outstanding	≥ 85%

- Minimum entry level standards
- Minimum standards for different ratings
- Different weightings in each section

## Ska

Level	Score
Unrated	> 25%
Bronze	≥ 25%
Silver	≥ 50%
Gold	≥ 75%

- GMPs always in scope
- 25% of highest ranked in scope

## BREEAM Mandatory criteria

	BREEAM 2014
Entry Level requirements	<ul style="list-style-type: none"><li>- Timber Sourcing</li></ul>
Minimum requirements for higher levels	<ul style="list-style-type: none"><li>- Considerate constructors</li><li>- Building User Guide</li><li>- Seasonal Commissioning</li><li>- Energy Monitoring (operational)</li><li>- Water Monitoring (operational)</li><li>- Waste Monitoring (during construction)</li><li>- Waste storage</li><li>- Ecology impact</li></ul>
Sliding Scale	<ul style="list-style-type: none"><li>- Energy Performance</li><li>- Water efficiency</li></ul>



## Ska – always in scope

- Soft Landings (3 measures)
- Pre-refurbishment Audit
- Designing out waste
- BUG
- Recyclable waste storage
- Biophilic design
- CCS Registrations
- Construction CO2
- Fit out energy
- Fit Out water
- Fit out VOC monitoring

# Assessment

- Pre-assessment
  - Enables development of a strategy
  - Required for planning
- Design Stage: Proof of intent
  - Drawings
  - Specifications
  - Reports
  - Documentation
- Post Construction Stage: Proof of implementation
  - Purchase Orders etc
  - Certificates
  - Site Visit



## GPMs & Credits

- 131 GPMs in Ska
- 51 Credit areas in BREEAM
- BREEAM tends to have more overarching criteria

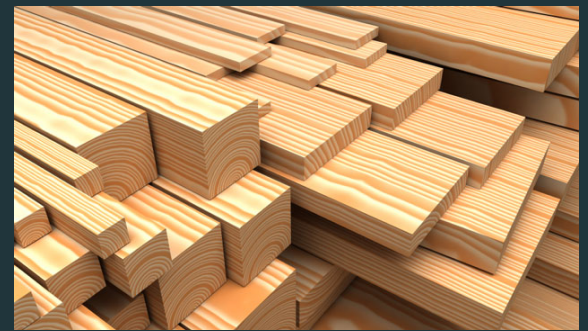
# Component vs whole building – Materials example

## BREEAM

- Whole building calc on impact
- Up to 6 credits
- Includes whole building (based on scope)
- Items grouped together

## Ska

- Component level assessment
- 20+ points available for individual items
- Additional credit to encourage targeting all materials



# Component vs whole building – Energy example

## BREEAM

- Whole building calc on impact
- Up to 15 credits
- Whole building or elemental model

## Ska

- Component level assessment
- 20+ points available for individual items

