





BREEAM					LEED			BREEAM / LEED Notes	CASBEE					BREEAM / CASBEE Notes	Green Star			Green Star Notes			
Credit title	Score (vs LEED)	Score (vs CASBEE)	Score (vs Green Star)	Value	Exemplar Credits	Score	Value	LR available	LR achieved	Q Available	Q achieved	breems achieved?	Brief description	value	Green Star achieved.	breems credit achieved					
E4 External Lighting	0.76	0	0	0	0	0	0						One credit is awarded where evidence provided demonstrates energy efficient external luminaires are specified and all light fittings controlled for the presence of daylight.					This is covered in part in SS credit 8. However, as it only covers a maximum lighting load and the BREEAM credit specifies a minimum lumen/watt ratio the LEED requirements are insufficient to award the credit			
T1 Provision of Public Transport	1.52	1.52	0	0	1	1	1						<b>First Credit:</b> One credit is awarded where evidence provided demonstrates good access is available to and from public transport networks for commuting.  <b>Second Credit:</b> One credit is awarded where evidence provided demonstrates there is good access to and from public transport networks for business travel.		4.55	4.5454545		<b>Tra-4 Commuting Public Transport</b> Up to five points are awarded based on the proximity of the building to public transport, the number of routes served, and the average frequency of service during the weekday two-hour morning peak commuting period and the two-hour afternoon peak commuting period. The points are determined using the Public Transport Calculator.	This is very similar to the public transport calculator used for some bespoke assessments, although the distances allowed are much greater.		
T2 Transport CO2	7.57	7	0	0	3	3	3						Up to ten credits are available on the basis of net CO <sub>2</sub> emissions resulting from commuting.					<b>SS credit 2 Development Density</b> credit awarded where the site is in a built up area and close to amenities <b>SS Credit 4.3</b> provide parking for low emission vehicles (Honda civic 1.8, Toyota yaris, see top ten tested on <a href="http://www.greencars.com/12green.html">http://www.greencars.com/12green.html</a> ) 5% of the parking available. Or provide vehicles and parking for 3%. Or provide refuelling for 3% <b>SS Credit 4.4</b> provide preferred parking for car / vanpools for 5% OR provide infrastructure and support programmes to facilitate shared transport OR no new parking	A credit could also be achieved under SS credit 2 for being within 1/2 mile of amenities. NB It is very difficult to compare this as breems approximates the CO2 emissions and LEED gives credits against a checklist of specific issues. However, if the building is located in a town it is likely to get density credit and if the car parking is reduced it should score quite well by using the breems transport calculator.	<b>Tra-1 Provision of Car Parking</b> up to <b>Two credits</b> are available where car parking is reduced to 50% of the maximum permitted by planning or where the minimum required by planning is provided. One credit where 25% of the maximum permitted or within 10% of the minimum permitted	This relies upon the local planning authority setting a reasonable limit on the car parking provision. Often the car parking provision required by planning (particularly for retail developments) in the UK is well in excess of car parking needs.
T5 Cyclist Facilities	1.52	0	0	1.52	1	0	1						<b>First credit:</b> Where evidence provided demonstrates that there is adequate provision of covered, secure and well lit cycle racks and showers. <b>Second credit:</b> Where in addition to the above, evidence provided demonstrates adequate provision of changing facilities and lockers for clothes or a dedicated drying space for wet clothes.		3.64	3.6363636	1	<b>Sustainable Sites credit 4.2</b> 5% storage and shower/changing facilities for 0.5% staff, 15% for residential	LEED gives one credit for half the amount of cycle storage. And facilities, this would be sufficient to achieve the score in a major conurbation.	Up to three points are awarded where it is demonstrated that the building design includes provision of tenant cycling facilities, as follows: <b>Tenant Bicycle Storage</b> One point is awarded where there is adequate provision of cycling facilities, as follows: • secure bicycle storage for 5% of building staff (based on one person per 15m <sup>2</sup> of NLA); PLUS • accessible showers (one per 10 bicycle spaces provided or part thereof); PLUS • changing facilities (with secure lockers or equivalent – one for each bicycle space). Two points are awarded where there is good provision of cycling facilities, as follows: • secure bicycle storage for 10% of building staff (based on one person per 15m <sup>2</sup> of NLA); PLUS • accessible showers (one per 10 bicycle spaces provided or part thereof); PLUS • changing facilities (with secure lockers or equivalent – 1 for each bicycle space). <b>Visitor Bicycle Storage</b> An additional point is awarded if either of the above requirements are met AND visitor bicycle parking is provided within the project that meets the following criteria: • one space per 750m <sup>2</sup> NLA or part thereof; AND • it is provided in an accessible location, signposted and near a major public entrance.	
T8 Travel Plan	0.76	0	0	0	0	1	0						One credit is awarded where evidence provided demonstrates that a travel plan has been developed and tailored to the specific needs of the users of the assessed development.					This is covered as an innovation credit in SS credits 4.1 4.2 and 4.3	No BREEAM credit has been awarded as it is assumed that no innovation credits would be sought		
W1 Water Consumption	2.5	2.5	2.5	0	3	1	3	0.207	0.189				Up to three credits can be awarded on the basis of the predicted potable water consumption for sanitary use within the building.		4.62	4.62		<b>WE Credit 2 Innovative wastewater technologies</b> reduce potable water consumption for sewage conveyance by 50% through rainwater, grey water or blackwater treatment and use. (Baseline case is 6 litre flush) <b>WE Credit 3.1 and 3.2 Water use reduction</b> 20% 30% an additional innovation credit for 40% savings	It has been assumed that all credits are achieved in both schemes as standard practice seems to be similar in US and UK. LEED baseline assumes that urinals use less water than WCs but this is not the case in UK.	<b>LR2 1.1 Water Saving</b> - Max points are available where taps are fitted with flow restrictors and where other water saving features are specified such as low water toilets or flush mimicking sound (the Japanese are very shy about their ablutions so they flush before to cover up the noise!) <b>LR2 1.2.1 Rainwater Use system</b> - max points awarded where rainwater provides 20% of the predicted water consumption <b>LR2 1.2.2 Grey water Reuse Systems</b> - max points where black water is used as well as grey water. 4 out of 5 credits awarded where grey water is reused.	<b>Wat-1 Occupant Amenity Potable Water Efficiency</b> Up to five points are awarded where it is demonstrated that the predicted potable water consumption for sanitary use within the building has been reduced. This is determined using the Potable Water Calculator. The points awarded are based on the type and water rating of fixtures/fittings less any reduction in potable water use through grey water, blackwater or rainwater collection systems.
W2 Water Meter	0.83	0	0	0.83	0	0	0						One credit is awarded where evidence provided demonstrates that a water meter with a pulsed output will be installed on the mains supply to each building.							<b>Wat-2 Water Meters</b> One point is awarded where it is demonstrated that water meters are installed for all major water uses (see 'Additional Guidance') in the project.  A further point is awarded if the meters are linked to a Building Management System to provide a leak detection system.	
W3 Major Leak Detection	0.83	0	0	0.83	0	0	0						One credit is awarded where evidence provided demonstrates that a leak detection system is specified or installed and is capable of identifying major leaks both within the building and between the building and the site boundary, and should cover all mains water supplies to the building.		1.85	1.85	1				
W4 Sanitary Supply Shut Off	0.83	0	0	0	0	0	0						One credit where evidence provided demonstrates that proximity detection shut off is provided to the water supply to all urinals and WCs.								
MW1 Materials Specification - Major Building Elements	3.32	0	0	0		0				0.063593			Up to four credits are available where evidence provided demonstrates that the major building elements specified have an 'A rating', as defined in the Green Guide to Specification.					<b>Q2 2.2.1 Necessary Refurbishment Interval for Exterior Finishes</b> - max credits where this is 30 years or more <b>Q2 2.2.2 Necessary renewal interval for main interior finishes</b> - max credits where interval is 20 years or more.			
MW3 Floor Finishes	0.83	0	0	0.83	0	0	0						One credit is awarded where evidence provided demonstrates that carpets and other floor finishes are specified by the future occupant or, in tenant areas of speculative buildings, where carpets or floor finishes are installed in a limited show area only.		1.5	1.5	1		<b>Mat-4 Shell and Core or Integrated Fitout</b> Up to three points are awarded where it is demonstrated that the percentage of the NLA of the base building construction or refurbishment is either 'shell and core' (i.e. no ceiling, floor finishes or partitions installed) OR the fitout is fully integrated with the tenancy fitout works. Points are awarded as follows: • 1 point = 30% of the NLA meets the criteria; • 2 points = 60% of the NLA meets the criteria; • 3 points = 90% of the NLA meets the criteria.		

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MW5 Reuse of Building Façade	0.83	0	0	0.83															One credit is awarded where evidence provided demonstrates that at least 50% of the total façade (by area) is reused and at least 80% of the reused façade (by mass) comprises in-situ reused material.
MW6 Reuse of Building Structure	0.83	0	0	0.83	2		2												MR Credit 1.1 Building Reuse (including walls floors and roof) reuse 75% building structure (by surface area). The credit is not awarded where the existing building floor area is being extended by more than 200% MR Credit 1.2 Building Reuse (including walls floors and roof) reuse 95% building structure (by surface area) The credit is not awarded where the existing building floor area is being extended by more than 200% LR2.2.4 Reuse of building skeleton - Max points where the existing skeleton is completely reused.
MW7 Recycled Aggregates	0.83	0	0	0.83			0												One credit is awarded where evidence provided demonstrates significant use of crushed aggregate, crushed masonry or alternative aggregates (manufactured from recycled materials) are specified for 'high grade' aggregate uses (such as the building structure, ground slabs, roads, etc.). If it is assumed that LEED MR credits 3.1 - 6 are achieved then the breams credit may be available. However, the BREEAM credit requires 25% of aggregate usage to be recycled and the LEED credit requires up to 15% (for the exemplar performance credit) to be recycled, reused or reclaimed, therefore it is not directly comparable. Both BREEAM credit and LEED credits are all withheld
MW8 Responsible Sourcing of Materials	2.5	0	0	0	1	1	1		0.045	0.045									Up to three credits are awarded where evidence provided demonstrates materials used in structural and non-structural elements are responsibly sourced. MR Credit 7 Certified Wood 50% certified by FSC Exemplary Performance 95% - A potential exemplary performance credit may be awarded where 95% FSC LR2.2.2 Timber from Sustainable Forestry - max points are awarded where 50% of timber is from sustainably managed forests. CASBEE does not specify FSC or any other alternative. Instead it requires that the timber is from thinned trees, a verified sustainable source or coniferous trees from Japan.
MW12 Storage of Recyclable Waste	0.83	0.83	0	0.83			0												One credit is awarded where evidence provided demonstrates that a central, dedicated storage space is provided for materials that can be recycled. This can be either within the building itself, or on site using skips, (provided there is good access for collectors and it is within easy reach of the building). MR Prerequisite 1 Storage and Collection of recyclables Storage areas easily accessible Max area approx 50m2 min area for 500m2 office is approx 10m2 Areas required by LEED exceed those required by breams
LE1 Reuse of Land	1.5	1.5	0	1.5															One credit is awarded where evidence provided demonstrates that the footprint of the proposed development largely falls within the boundary of land previously developed.
LE2 Contaminated Land	1.5	0	0	1.5	1		1												One credit is awarded where evidence provided demonstrates that the land used for the new development has, prior to development, been defined as contaminated, and where adequate remedial steps have been taken to decontaminate the site prior to construction. BREEAM Credit LE1 is met by complying with the requirements of SS credit 3 so this credit is awarded but there is no credit for encouraging the use of contaminated land SS credit 3 Brownfield redevelopment credit is awarded for using brownfield land or contaminated land
LE3 Ecological Value of Land and Protection of Ecological Features	1.5	1.5	1.5	0															One credit is awarded where evidence provided demonstrates that the construction zone is defined as land of low ecological value and all existing features of ecological value will be fully protected from damage during site preparation and construction works. Eco-1 Ecological Value of Land It is a Conditional Requirement for obtaining a Green Star - Office Design Certified Rating that the development site is a refurbished building OR is not on land of high ecological value. To fulfil this requirement none of the following criteria must be applicable to the site: * prime agricultural land; * land on or within 100m of a natural wetland.
LE4 Mitigating Ecological Impacts	2	2	2	0															First Credit: One credit is awarded where evidence provided demonstrates the change in ecological value of the site, as a result of development, is less than zero and equal to, or greater than, minus nine species, i.e. a small negative change. Second Credit: Once credit is awarded where evidence provided demonstrates there is no negative change in the ecological value of the site as a result of development, i.e. equal to, or greater than, zero species.
LE5 Enhancing Site Ecology	4.5	1.5	4.5	4.5	2	1	2												First Credit: One credit is awarded where evidence provided demonstrates that the design team (or client) has i) appointed a professional to advise and report on enhancing and protecting the ecological value of the site; and ii) implemented the professional's recommendations for general enhancement and protection for site ecology. Additional credits: Up to two credits are awarded where in addition to the above, evidence provided demonstrates a positive increase in the ecological value of the site. SS credit 1 Site selection Credit is awarded for selecting a site of low ecological value (although the bar is set much lower than in breams as the credit is awarded for not building on the equivalent of an SSSI. Credit is slightly broader in scope as it also restricts from building on agricultural land or parkland SS credit 5.1 Credit awarded for selecting low eco value sites and for restoring with native planting. More urban sites can achieve credit by installing green / brown roof Q3 1 Preservation and creation of biotope - Max credits will be awarded where 80% of the points are achieved. Points are awarded depending on how thoroughly each issue is addressed

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<b>LE 6</b> Long Term Impact on Biodiversity <b>First Credit:</b> One credit is awarded where evidence provided demonstrates that the client has committed to achieving the mandatory requirements and at least two of the additional requirements as listed in the credit Compliance Requirements. <b>Second Credit:</b> One credit is awarded where evidence provided demonstrates that the client has committed to achieving the mandatory requirements and at least four of the additional requirements as listed in the credit Compliance Requirements.	3	0	3	0		0			1.05	1.05		Q3.2 - It is likely that this would be met by UK local planning law which among other things would require local views to be taken into account.								
<b>P1</b> Refrigerant GWP - Building Services Where evidence provided demonstrates the use of refrigerants with a global warming potential (GWP) of less than 5 or where there are no refrigerants specified for use in building services.	1	0	0	1		0		0.06	0.06			LR2 2.6.3 Use of CFCs and Halons - Refrigeration - max points are available where ODP=0 and GWP < 50		0.36	0.36	1	Emi-2 Refrigerant GWP One point is awarded where it is demonstrated that all refrigerants have a Global Warming Potential (GWP) of less than 10 OR where no refrigerants are used.			
<b>P2</b> Preventing Refrigerant Leaks <b>First Credit:</b> One credit is awarded where evidence provided demonstrates that refrigerant leaks can be detected or where there are no refrigerants specified for use in the building or development. <b>Second Credit:</b> One credit is awarded where evidence provided demonstrates that the provision of automatic refrigerant pump down is made to a heat exchanger (or dedicated storage tanks) with isolation valves or where there are no refrigerants specified for the development.	2	0	0	0	EA Prerequisite 3 Fundamental Refrigerant Management commitment to use no CFC's or agree a phase out plan for existing buildings EA Credit 4 Enhanced refrigerant management either no refrigerants OR minimise ODP / GWP AND Measure refrigerant leaks	1						This credit is unclear as there are no specific performance levels given, although it seems to allow GWP of more than 5. The refrigerant leak detection credit is less stringent than the breams credit (allows existing systems to use CFC's and only requires leaks to be fixed in systems larger than 10ka) so none of the three credits would be achieved.					Emi-3 Refrigerant Leak Detection One point is awarded where it is demonstrated that systems containing refrigerants are contained in a moderately air-tight enclosure and where a refrigerant leak detection system is specified/installed covering high-risk parts of the plant (evaporator or condenser coils can be omitted). This credit is 'Not Applicable' if no refrigerants are used OR all points for Emi-1 and Emi-2 are achieved - type 'an' in the 'No. of Points Achieved' column. Emi-4 Refrigerant Recovery One point is awarded where it is demonstrated that either provision of automatic refrigerant pump-down is made to the heat exchanger or dedicated storage tanks with isolation valves. This point is 'Not Applicable' where no refrigerants are used OR if all points in Emi-1 and Emi-2 are achieved - type 'an' in the 'No. of Points Achieved' column.			
<b>P4</b> Insulant GWP One credit is awarded where evidence provided demonstrates that the specification of insulating materials avoids the use of substances with a global warming potential (GWP) of 5 or more in either manufacture or composition.	1	0	0	0		0		0.075	0.075			LR2 2.6.2 Use of CFCs and Halons - Insulation Materials - max points are available where ODP=0 and GWP < 50								
<b>P6</b> NOx Emissions of Heating Source Up to three credits available, depending on the dry NOx emissions from delivered space heating energy: 1 credit where dry NOx emissions are ≤100 mg/kWh (at 0% excess O2); 2 credits where dry NOx emissions are ≤70 mg/kWh (at 0% excess O2); 3 credits where dry NOx emissions are ≤40 mg/kWh (at 0% excess O2).	3	0	0	0		0		0.135	0.135			LR3 Offsite Environment 1 Air pollution - max credits available where most of the measures possible have been employed. Measures include: Low NOx / SOx central boiler Clean fuels (gas) Existence of an operation monitoring plan External - Use of plants atmospheric cleaning - Photocatalysis, and soil cleaning					There is no definition of low NOx			
<b>P7</b> Flood Risk / Water Run-off Two credits are awarded where evidence provided demonstrates that the assessed development is situated in a flood zone that is defined as having a low annual probability of flooding. OR One credit is awarded where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium annual probability of flooding and the ground level of the building, car parking and access is above the design flood level for the site's location. <b>Additional credit:</b> Where evidence provided demonstrates that Sustainable Urban Drainage techniques are specified to minimise the risk of localised flooding, resulting from a loss of flood storage on site through development.	3	2	0	0	SS credit 6.1 Stormwater Quantity control 25% decrease in runoff where existing imperviousness is >50% OR no additional runoff where existing imperviousness is <50% OR protect the channel to prevent excessive erosion	1						LR3 6. Load on local Infrastructure - max points can be awarded where most (80%) of the following have been addressed: Reduce runoff 6/32 Sewage treatment 4/32 Cyclist provision 6/32 Provision of adequate parking 10/32 reduce rubbish generation 6/32		0.225	0.225		SS credit 1 Site selection covers the selection of sites not on the flood plain so would allow 2 breams credits to be awarded.			
<b>P8</b> Minimising Water Course Pollution One credit is awarded where evidence provided demonstrates that on site treatment such as oil separators/interceptors or filtration have been specified for areas at risk from pollution, i.e. vehicle manoeuvring areas, car parks, waste disposal facilities, delivery facilities or plant areas.	1	1	0	1	SS credit 6.2 Stormwater Quality control credit awarded for removing contaminants from runoff	1											Emi-5 Watercourse Pollution Two points are awarded where it is demonstrated that all stormwater leaving the site, at any time up to a 1-in-20 year storm event, is treated/filtered in accordance with either: • the Victorian EPA Best Practice Guidelines for Environmental Management for Urban Stormwater; OR • the Australian and New Zealand Environment Conservation Council (ANZECC)'s Guidelines for Urban Stormwater Management. To obtain points it must also be demonstrated that the development does not increase peak stormwater flows for rainfall events of up to a 1-in-2 year storm.			
<b>P 11</b> Renewable & Low Emission Energy <b>First Credit:</b> One credit is awarded where evidence provided demonstrates that a feasibility study considering renewable and low emission energy has been carried out and the results implemented. <b>Additional Credits:</b> Up to two credits are awarded where the first credit is achieved and where evidence provided demonstrates that a percentage of total energy demand for the building/development is supplied from local renewable, or low emission energy sources.	3	2	0	3	EA credit 2 On-Site renewable energy 3 credits: one for 2.5%, two for 7.5%, and three for 12.5% energy cost savings as a result of renewable energy provision	3											Eme-7 Peak Energy Demand Reduction 2 credits are awarded if peak energy is reduced by 25% by renewable energy generation technologies or phase change, thermal mass etc			
<b>P 12</b> Reduction of night time light pollution One credit is awarded where evidence provided demonstrates that the external lighting design is in compliance with the guidance in the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005.	1	1	1	1	SS Credit 8 Light Pollution Reduction covers interior and exterior lighting all within 90 degrees from downward vertical for rural areas up to no more than 10% above 90 degrees in urban areas.	1		0.09				LR3 4 Light Pollution - Max points where the following is addressed: A majority of the "Guide to Street Lighting Fixtures" Ministry of Environment of Japan checklist items addressed Display panel lighting specified to meet "guide to billboards" from Light Pollution Countermeasure guidelines. reflected glare from building walls					Emi-7 Light Pollution One point is awarded where it is demonstrated that no light beam is directed beyond the site boundaries or upwards without falling directly on a surface with the explicit purpose of illuminating that surface and where the design complies with AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.			
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Innovation credits				0																

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															IEQ-2 Air Change Effectiveness Two points are awarded where it is demonstrated that the Air Change Effectiveness (ACE) meets the following criteria for at least 90% of the NLA: <b>Mechanically Ventilated Buildings</b> The ventilation systems are designed to achieve an ACE of >0.95 when measured in accordance with ASHRAE F25-1997. ACE is to be measured in the breathing zone (normally 1m from the finished floor level). <b>Naturally Ventilated Buildings</b> Demonstrate a distribution and laminar flow pattern for at least 90% of each space in the direction of air flow for not less than 95% of standard hours of occupancy. <b>Mixed Mode Buildings</b> Both criteria above apply except the naturally ventilated requirement is reduced to 95% of hours of predicted natural ventilation operation.	1.48																				
															IEQ-3 Carbon Dioxide Monitoring and Control. One point is awarded where it is demonstrated that: • A carbon dioxide (CO <sub>2</sub> ) monitoring system with a minimum of one CO <sub>2</sub> sensor per return duct is provided that facilitates continuous monitoring and adjustment of outside air ventilation rates to at least 95% of the NLA; OR • Where systems provide 100% outside air with no recirculated component; OR Where the building is naturally ventilated and ventilation rates are directly controlled by occupants, operable windows credit	0.74			This could be achieved by the operable windows credit. The Green Star credit for ventilation rates coupled with this credit would meet the requirements of the BREEAM ventilation credit which simply states the fresh air rate required.																	
	42.141	29.750667	36.094												EA Credit 6 - Green Power Provide 35% building energy use by signing a contract with a green energy supplier	1				Not covered by BREEAM as there is no way to sign up a occupier during design / construction	Q1 1.3 Sound Absorption - points are awarded where absorptive materials are used maximum credits where absorptive materials are used on floors, walls and ceilings. Mid points awarded for either floor walls or ceiling.	0.06														
															SS credit 7.2 heat island - roof Credit awarded where roof finish is light in colour	1					not covered in breems - Should this be considered for future versions? If so the potential impact of this would need to be calculated.	Q1 2.1.7 Allowance for After-hours Air Conditioning - controls allow air con to be operated outside normal working hours	0.035									This standard sets specific limits on the VOC content for paints etc in gl/ire carpets in mg/m2 per hour and adhesives and sealants in gl/ire.				
															MR Credit 1.3 Building Reuse Interior non structural reuse at least 50% (floor coverings windows doors internal partitions etc)	1					not covered in breems - Should this be considered for future versions? If so the potential impact of this would need to be calculated	Q1 2.2 Humidity Control - max credits available where the humidity levels can be maintained at 50% throughout the year	0.14													
															MR credit 3.1 Materials reuse 5% by value is reused material salvaged or refurbished MR credit 3.2 Materials reuse 10% by value is reused material Exemplary performance 15%	2	1				not covered in breems	Q1 2.3 Type of air conditioning system - maximum credits are awarded where the vertical temperature difference is less than 2°C and the air velocity is less than 0.15m/s	0.21					This is standard practice in the UK. Also whether by design or coincidence, assuming a floor to ceiling height of no more than 4m, these are the levels required to make displacement ventilation work.								
															MR credit 4.2 Recycled content 10% by value recycled content - the sum of all post consumer and 1/2 the pre consumer adds up to 10% total materials cost by value MR credit 4.3 Recycled content 20% by value Exemplary performance 30%	2	1	1		standard UK practice is between 10% and 20% (WRAP)	Q1 4.1.1 Chemical Pollutants - max credits available where the design includes the use of products whose use is restricted by the Building Standards Law and have low emissions levels of VOC's excluding formaldehyde	0.0625					Not sure why formaldehyde is excluded - it could be included in legislation?									
															MR Credit 5.1 Regional Materials 10% use materials extracted and manufactured within 500 miles of the site MR Credit 5.2 Regional Materials 20% Exemplary performance 40%	2	1				These credits would be illegal under EU law. However, restricting it to 500 miles means that standard practice in the UK should be able to achieve at least 1 or 2 of these credits. It is important to note that this is a very simplistic way of looking at this issue as the assumption LEED makes is that the further the materials travel the greater the impact. However, the difference in impact per tonne between delivery by road or by sea is significant. Also the embodied impact of the materials themselves could be far more significant than the transport impact alone. It is therefore expected that this credit will be deleted once LEED has developed an LCA methodology	Q1 4.1.2 Mineral Fibres - Max credit where there is absolutely no exposure to mineral fibres	0.0625	0.0625			It is likely that this would be covered by standard practice as it is very unlikely that insulation would be left exposed. It would be illegal to use asbestos in new developments									This seems to be a strange approach as the width of cars is relatively standard. Would it be better to reduce the length of the spaces? The Metric Handbook states that parking spaces should be 2.4x 4.8 i.e. only 10cm wider
															MR Credit 6 Rapidly renewable materials 2.5% use materials that have are harvested on a 10 year cycle for example bamboo, cotton linoleum, wool, etc Exemplary Performance 5%	1	1				Again this is a simplistic way of encouraging the use of materials with a lower embodied impact	Q1 4.1.3 Mites and Molds - max credits where 80% of internal surface area has been design to restrict the growth of mites and molds or to facilitate cleaning	0.0625					Wat-3 Landscape Irrigation Water Efficiency One point is awarded where it is demonstrated that: • 90% of the water requirement for landscape irrigation is sourced from on-site rainwater collection or recycled site water; OR • where a water efficient irrigation system comprising subsoil drip systems and automatic timers with rainwater or soil moisture sensor control override is installed. If there are no landscaping or irrigation systems installed then the credit is 'Not Applicable' - type 'an' in the 'No. of Points Achieved' column.	0.92					BREEAM used to include water use due to irrigation but the credit was awarded by default too often when the development had no landscaping, or where the landscaping was managed by others.		



