

BREEAM CREDIT RIBA STAGE TIMELINE

		Inception	Feasibility	Outline Proposals	Scheme Design	Detail Design	Production Information	Bills of Quantities	Tender Action	Project Planning	Operations on Site	Completion	Feedback
Credit Ref. No.	Credit Title	A	B	C	D	E	F	G	H	J	K	L	M
MANAGEMENT													
M01	Commissioning			Be aware	Assign team member	Be aware - Seasonal Commissioning	Specification				Action	Action - Seasonal Commissioning	Action - Seasonal Commissioning
M04	Considerate Constructors						Specification		Ensure contractor chosen complies		Action		
M05	Construction Site Impacts						Specification		Ensure contractor chosen complies		Action		
M06	Site Investigation	Be aware	Action	Action									
M07	Environmental responsibility					Commitment	Commitment				Action	Action	
M08	Consultation	Be aware	Be aware	Action	Action								
M09	Shared Facilities		Be aware	Action	Action								
M10	Security				Action								
M12	Building Users' Guide					be aware	Specification					Action	
M13	Building User Education					Commitment	Commitment					Action	
M14	Publication of Building Information					Commitment	Commitment					Action	
M16	The Development as a learning Resource	Be aware	Be aware	Action	Action	Action	Action						
M20	Ease of Maintenance	Be aware	Action		Be aware	Design	Drawings and specification						
M21	Whole Life Costing	Be aware	Action	Action									
HEALTH & WELL BEING													
HW01	Daylighting		Site constraints on bldg layout	Be aware	Design	Calculations	Calculations						
HW02	View Out		Site constraints on bldg layout	Be aware	Design	Action							
HW03	Glare Control						Specification						
HW04	High Frequency Lighting					Be aware	Specification						
HW05	Internal & External Lighting levels				Be aware	design							

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HW06	Lighting Zones				Be aware	Design	Drawings and specification						
HW07	Lighting Controls			Be aware	Be aware	Efficient design	Drawings / specification						
HW08	Potential for Natural Ventilation				Be aware	Design	Drawings and specification						
HW09	Internal Air Pollution		Site constraints on bldg layout if nat vent	Be aware - if nat vent	Design - if nat vent be aware - if a/c	Design if a/c							
HW10	Indoor Air Quality			Be aware	Be aware	Design	Specification						
HW11	Ventilation Rates		Site constraints on bldg layout if nat vent	Be aware - if nat vent	Design - if nat vent be aware - if a/c	Design if a/c	Specification						
HW13	Volatile Organic Compounds				Be aware	Design / review	Specification / review						
HW14	Thermal Comfort		Be aware	Undertake	Undertake								
HW15	Thermal Zoning				Be aware	Design	Drawings and specification						
HW16	Microbacterial Contamination				Be aware	Design	Specification						
HW17	Acoustic Performance		be aware	Undertake	Undertake								
HW18	Office Space		be aware	Undertake	Undertake								
HW19	Safer Parking				Be aware	Design							
HW23	Outdoor Spaces			Be aware - space requirements	Design	Design	Drawing/ specification						
HW24	Drinking Water				Be aware	Design	Specification						
ENERGY													
E01	Reduction of CO ₂ Emissions		Be aware	Energy modelling	Energy modelling								
E02	Sub-metering of substantial energy uses					Be aware	Specification						
E03	Sub-metering of areas / tenants					Be aware	Specification						
E04	External lighting				Be aware	Efficient design	Drawings / specification						
E05	Building fabric performance & avoidance of air infiltration			Be aware	Be aware	Design	Specification						

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E10	Building services whole life performance			Be aware	Quantitative analysis	quantitative analysis							
E11	Cold food storage cabinets				Be aware	Efficient design	Drawings / specification						
E12	Cold food storage - walk in cold stores				Be aware	Efficient design	Drawings / specification						
E13	Cold drink coolers				Be aware	Efficient design	Drawings / specification						
E14	Catering areas			Be aware	Be aware	Efficient design	Drawings / specification						
E15	Laundry equipment			Be aware	Be aware	Efficient design	Drawings / specification						
E16	Dry Cleaning equipment			Be aware	Be aware	Efficient design	Drawings / specification						
E17	Lifts				Be aware	Efficient design	Drawings / specification						
E18	Escalators & travelling walkways				Be aware	Efficient design	Drawings / specification						
E20	Free Cooling	Be aware	Carry out feasibility study		Be aware	Efficient design	Drawings / specification						
TRANSPORT													
T01	Provision of Public Transport	Be aware - site location	Be aware - site location										
T02	Transport CO ₂	Be aware - site location	Be aware - site location	No. of parking spaces	Transport plan proposed?								
T05	Cyclists Facilities			Be aware - space requirements	Design	Design	Drawings / specification						
T06	Pedestrian/Cyclist safety			Be aware - space requirements	Design	Design	Drawings / specification						
T08	Travel Plan			Can be a planning requirement	Assessment/design								
T09	Maximum Car parking capacity			Be aware - space requirements	Design	Design	Drawings / specification						
T10	Travel Information Space				Be aware	Design	Drawings / specification						
T12	Deliveries and manoeuvring			Be aware	Design	Design	Drawings / specification						
WATER													
W01	Water Consumption			Be aware	Rainwater recycling?	Efficient fittings	Drawings / specification						
W02	Water Meter					Be aware	Specification						

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W03	Major Leak Detection				Be aware	Design	Specification						
W04	Sanitary Supply Shutoff				Be aware	Design	Specification						
W05	Water Recycling		Be aware	Be aware	Design	Design	Drawings / specification						
W06	Irrigation systems				Be aware	Design	Specification						
W07	Water recirculation - vehicle wash				Be aware	Design	Specification						
MATERIALS & WASTE													
MW01	Materials specification (major building elements) Windows, external walls, room, upper floor, internal walls, floor finishes, ceiling, etc.				Be aware	Design	Specification						
MW02	Env. Impact of Hard Landscaping and Fencing				Be aware	Design	Specification						
MW03	Floor Finishes				Be aware	Design	Specification						
MW04	Low impact paints and varnishes				Be aware	Design	Drawings - if applicable						
MW05	Reuse of Building Façade	Be aware - site location	Be aware - site location		Design - if applicable	Design - if applicable	Drawings - if applicable						
MW06	Reuse of Building Structure	Be aware - site location	Be aware - site location		Design - if applicable	Design - if applicable	Drawings - if applicable						
MW07	Recycled Aggregates			Be aware	Be aware	Be aware	Drawings - if applicable						
MW08	Responsibly Sourced Materials				Be aware	Design	Drawings - if applicable						
MW10	Designing for Robustness			Be aware	Design	Design	Drawings - if applicable						
MW12	Storage for recyclable waste			Be aware - space requirements	Be aware	Design	Specification						
MW13	Storage of retailer recyclable waste			Be aware - space requirements	Be aware	Design	Specification						
MW14	Storage of household recyclable waste			Be aware - space requirements	Be aware	Design	Specification						
MW16	Compactor/ Baler			Be aware - space requirements	Be aware	Design	Specification						
MW17	Composting			Be aware - space requirements	Be aware	Design	Specification						
LAND USE & ECOLOGY													
LE01	Reuse of land	Site selection											

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LE02	Contaminated land	Site selection											
LE03	Ecological Value of site AND Protection of ecological features	Site selection (eco. value)	Ecologist on board?(eco. value)	Ecologist on board?(eco. value)	Be aware (protection of eco. feat.)	Be aware (protection of eco. feat.)	Drawings / specification (protection of eco. feat.)		Ensure contractor chosen is aware (protection of eco. feat.)				
LE04	Mitigating ecological impact		Be aware	Ecologist on board?	Follow recommendations	Follow recommendations							
LE05	Enhancing site ecology		Be aware	Ecologist on board	Follow recommendations	Design	Drawings / specification						
LE06	Long Term Impact on Biodiversity						Specification		Ecologist appointed	Ecologist appointed and contractor appointed biodiversity champion	Action		
LE07	Consultation with Students and Staff		Be aware	Action	Action								
LE08	Local Wildlife Partnerships		Be aware	Action	Action								
POLLUTION													
P01	Refrigerant GWP - Building services				Be aware	Be aware	Specification						
P02	Preventing refrigerant leaks				Be aware	Design	Specification						
P03	Refrigerant GWP - cold storage				Be aware	Be aware	Specification						
P04	Insulant ODP & GWP				Be aware	Be aware	Specification						
P05	Insulant ODP & GWP - Cold Storage				Be aware	Be aware	Specification						
P06	NOx Emissions of Heating Source				Be aware	Design	Specification						
P07	Flood Risk		Be aware	Be aware	Design	Design	Specification						
P08	Minimising water Pollution		Be aware	Be aware	Design	Design	Specification						
P11	Renewable and low emission energy	Be aware	Carry out feasibility study		Be aware	Design	Specification						
P12	Reduction of night Time Light Pollution				Be aware	Design	Specification						
P13	Noise attenuation		Be aware	Undertake	Undertake								
P14	Kitchen wastewater filtration				Be aware	Design	Specification						