

BREEAM® | USA

An aerial photograph of a city skyline, likely Chicago, with a dense forest of green trees in the foreground. The skyline features several prominent skyscrapers, including the Willis Tower. The sky is blue with scattered white clouds.

BREEAM USA
In-Use
Residential Plus

Holistic sustainability certification for multifamily assets pursuing financial incentives

WWW.BREGROUP.COM/BREEAMUSA



What is Residential Plus?

BREEAM In-Use Residential Plus is a **benchmarking and certification pathway available to multifamily assets pursuing financial incentives** tied to minimum performance requirements. The methodology allows for an independent assessment of both the physical asset's performance and operational management. Certification is conducted by an independent, third-party licensed Assessor.

Residential Plus is accepted by Fannie Mae for their Green Financing Program. This program offers preferential pricing on loans secured by a multifamily property with a Fannie Mae-recognized green building certification. [Click here to learn more](#)

Why certify with BREEAM?

Focus on building performance outcomes

BREEAM In-Use encourages the progressive improvement of an asset's performance, delivering improved asset value, employee and tenant health and wellbeing, and sustainable use of resources over time.

Evaluate human health and resilience along with environmental performance

BREEAM In-Use integrates human health and resilience with environmental performance, providing a holistic approach to sustainability that seeks to manage risk and protect asset value.

Cost-effective process that delivers operational and market value

Low-cost benchmarking allows ownership and management to understand performance, with certification providing performance assurance.

Globally recognized as the gold standard

Investors and other stakeholders globally respect BREEAM for its credibility and rigor of the standard and the certification process. Reporting system frameworks, including GRESB, recognize BREEAM in their top tier of accepted certifications.

How it works

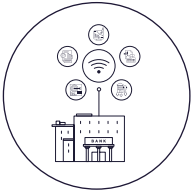
Measure what matters

The BREEAM In-Use process assesses environmental performance in two Parts:



Part 1: Asset Performance

The performance of the physical building and the efficiency of the base building systems.



Part 2: Management Performance

The management practices in place to optimize the building's performance.

Each Part is independently assessed and scored against performance benchmarks, each delivering a unique rating. This allows owners and managers to focus on the areas in which they have control and can drive improvements in performance.

Certify performance

Certification is an assurance activity for asset performance.

Assets must, at a minimum, certify to Part 2: Management Performance for Residential Plus. Certification of Part 1: Asset Performance is encouraged to provide a more holistic assessment of performance.

BREEAM In-Use certification requires evidence and an on-site visit by a licensed BREEAM USA In-Use Assessor to verify performance. This gives stakeholders – investors, owners, managers, tenants – confidence in the asset's performance and the rating achieved.

For more information about the BREEAM USA In-Use standard and the benchmarking and certification process, please visit www.bregroup.com/breeamusa

BREEAM In-Use Residential Plus offers three ratings:

Overall score	Rating	Star Rating
≥85%	Outstanding	★★★★★★
≥70% to <85%	Excellent	★★★★☆
≥55% to <70%	Very Good	★★★★☆☆



Minimum Standards

All properties must meet these minimum performance requirements in addition to earning a sufficient BREEAM score for certification:

- Achieve 24+ credits for operational energy performance under Part 2 Management Performance
- Have implemented an environmental policy or plan
- Have a sustainable procurement plan in place that specifies legal timber and timber-based products only used in the management of the asset
- Completed a fire risk assessment
- Conduct occupant satisfaction surveys at least once every three years

What happens if my asset doesn't meet the minimum standards?

Your asset may still be eligible for assessment and certification under our standard BREEAM In-Use program for Residential assets. However, the standard certification is not accepted by programs that link financial incentives with minimum energy and/or water performance.



Eligibility for Residential Plus

Assets that meet the following criteria are eligible for Residential Plus certification:

1

All buildings on the property are complete and finished structures

2

The property was **completed more than 5 years ago** or previously has achieved or currently **achieving 92% or higher occupancy** and **80% or higher occupancy in the year prior to the start of the assessment**

3

The property is considered the primary residence of the occupants

4

The assessment will include the whole building – all residential units of the property and all buildings and spaces considered to be common areas

Program fees



Benchmarking

Performance measurement

\$1,200* per asset

Register your asset using the BREEAM In-Use online platform at breeaminuse.breeam.com. Benchmark asset performance against the BREEAM In-Use standard and receive an unverified BREEAM rating and information to help drive performance improvements in your asset.

Purchase of one Performance Measurement at allows for unlimited access to the question sets for both Parts and dynamic scoring functionality for up to 12 months or until assessment is submitted for certification, whichever is sooner.



Certification

Certification

\$1,500 for Asset Performance

\$1,500 for Management Performance

Assessment certifications undergo a rigorous quality assurance process by BRE Global before the certificate is issued. Fees can be pre-paid by the client or by the Assessor upon submission for certification. The certificate is valid for three years.

Assessment fees

Price set by the Assessor

These are the fees charged by the Assessor to verify the performance for certification depending on building size, breadth of the verification needed and evidence availability. The client chooses the Assessor and the contract/fees is negotiated directly between one another. A list of all licensed Assessors can be found (<https://bregroup.com/breeamusa/findaUSAAssessor>).



BREEAM principles

BREEAM is developed and operated to meet the following underlying principles:

- Focus on **improving building performance** rather than recognizing ideal building design.
- Ensure **environmental quality** through an accessible, holistic and balanced measure of environmental impacts.
- Use **quantified measures** for determining environmental quality.
- Adopt a **flexible approach** that encourages and rewards positive outcomes, avoiding prescribed solutions.
- Use **robust science and best practice** as the basis for quantifying and calibrating a cost effective and rigorous performance standard for defining environmental quality.
- Reflect the **social and economic benefits** of meeting the environmental objectives covered.
- Provide a **common international framework** of assessment that is tailored to meet the 'local' context including regulation, climate and sector.
- **Integrate building professionals** in the development and operational processes to ensure wide understanding and accessibility.
- Adopt **third party certification** to ensure independence, credibility and consistency of the label.
- Adopt **existing industry tools**, practices and other standards wherever possible to support developments in policy and technology, build on existing skills and understanding and minimize costs.
- Align technically and operationally with **relevant international standards**.
- Engage with a representative range of **stakeholders** to inform on-going development in accordance with the underlying principles and the pace of change in performance standards (accounting for policy, regulation and market capability).

Value of BREEAM

BREEAM is the world's leading science-based suite of validation and certification systems for sustainable built environment. Since 1990, its third party certified standards have helped improve asset performance at every stage, from design through construction, to use and refurbishment. Millions of buildings across the world are registered to work towards BREEAM's holistic approach to achieve ESG, health and Net Zero goals.

BREEAM aims to deliver sustainable solutions, encourage a holistic approach to sustainability that is based on sound science and measures what is important, in terms of reducing building environmental impacts.

BREEAM Drives Success by:

- Setting benchmarks that exceed regulations and local practices
- Recognizing actions and initiatives that are innovative and improve on BREEAM benchmarks and certifications
- Gathering industry feedback to ensure its continuing relevance to the market
- Promoting high levels of performance and best practice through published case studies and the BREEAM annual awards event.
- Monitoring and carrying out research to further knowledge and strengthen industry tools,

Getting started

1. Register your asset on the **BREEAM In-Use online platform**
2. Benchmark your asset's performance
3. Review your score and confirm eligibility for Residential Plus
4. Achieve certification through a licensed BREEAM USA In-Use Assessor.

About BREEAM

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About BRE

BRE delivers innovative and rigorous products, services, standards and qualifications which are used around the globe to make buildings better for people and for the environment.

For a century we have provided government and industry with cutting edge research and testing to make buildings safer and more sustainable. BRE is a profit-for-purpose organization. Any profits from BRE's work go to the BRE Trust, which invests in research projects for the public benefit, or are invested in upgrading our research facilities at the BRE Science Park.

Influential but independent and with a heritage of scientific rigor for 100 years, we will play a key role over the next 100 years, as the world adapts to meet the challenges of climate change.



For more information go to:

www.bregroup.com/breeamusa

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