

Building Performance Standard Policy

Policy Requirement

The following sets out the requirements for domestic and non domestic buildings in both new build and refurbishment scenarios. Where a building consists of a refurbishment and extension these will be examined on a case by case basis, but generally the refurbishment standard will apply to the refurbished element with the extension falling under the new build requirement. Where the extension is significantly larger than the existing building the new building standard may apply to the entire project.

In the case of historic buildings or buildings with particular challenges these should be discussed with the Building Performance Review Group at project inception.

Two industry standards are being used within the policy.

- Building Research Establishment Environmental Assessment Methodology (BREEAM);
- The Energy Performance Certificate (EPC)

New Build Non Domestic Projects

Energy:-	EPC rating A
Sustainability:-	BREEAM Excellent
Connectivity:-	Connected to Fibre where it is available or Fibre Ready.

Refurbishment Non Domestic Projects

Energy:-	EPC rating B
Sustainability:-	BREEAM Very Good
Connectivity:-	Connected to Fibre where it is available or Fibre Ready.

New Build Domestic Projects

Energy:-	EPC rating A
Sustainability:-	BREEAM Home Quality Mark 4 Stars
Connectivity:-	Connected to Fibre where it is available or Fibre Ready.

Refurbishment Domestic Projects

Energy:-	EPC rating A
Sustainability:-	BREEAM Home Quality Mark 3 Stars
Connectivity:-	Connected to Fibre where it is available or Fibre Ready.

EPC & BREEAM

In the majority of cases the EPC will take precedent over the BREEAM rating. Where achieving the required EPC has a negative impact on the BREEAM rating this will be acceptable where:-

- The approach taken has been justified and;
- There is no alternative approach that would support both the BREEAM and the EPC. Where such an approach is possible this will be expected.

Heat Network

All projects which can connect to the heat network will be expected to do so. As with the EPC it is accepted that as the network is currently gas powered connecting to it may negatively impact on the BREEAM rating. For the long term sustainability of the city the expansion of the heat network takes precedence.

Digital Connectivity

All *non domestic buildings* will be required to have active energy monitoring installed and in the case of larger or more complex buildings a building management system (BMS). This requirement should be discussed at the inception of the project.

All *domestic buildings* should have active energy monitors installed.

All monitoring and management systems are to be connected to the fibre network where available.