

BREEAM NC 2018 ACTION LIST

CATALYST, BICESTER

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The purpose of this document is to summarise the key actions required to be undertaken at each RIBA Stage to ensure that the targeted BREEAM credits are achieved.

■ Low risk
 ■ Moderate risk
 ■ High risk

ACTION	CREDIT	RESPONSIBILITY	RISK	✓
RIBA STAGE 1 PREPARATION & BRIEF				
Appoint a BREEAM AP	Man 01	Client		✓
Develop a Travel Plan	Tra 01	Developer*		
Set material efficiency targets	Mat 06	Design Team		
Undertake an ecological survey to determine ecological baseline	Le 02	Developer*		
RIBA STAGE 2 CONCEPT DESIGN				
Concept design team meet to define roles, responsibilities & contributions	Man 01	Design Team		
Consult with Suitably Qualified Security Specialist	Hea 06	Architect		
Produce a Passive Design Analysis	Ene 04	M&E Consultant		
Produce a Low and Zero Carbon (LZC) Feasibility Study				
Produce a Sustainable Procurement Plan	Mat 03	Design Team		
Review material efficiency targets	Mat 06	Design Team		
Carry out a Climate Change Adaptation Strategy Appraisal	Wst 05	Design Team		
Make recommendations for disassembly and functional adaptability	Wst 06	Architect		
Determine the ecological outcome for the site	Le 02	Stakeholders		
Identify and manage negative ecological impacts	Le 03	Ecologist		
Identify site enhancement opportunities	Le 04	Stakeholders		
Calculate change in ecological value		Ecologist		
RIBA STAGES 3 & 4 DEVELOPED DESIGN & TECHNICAL DESIGN				
Appoint a Specialist Commissioning Manager for complex systems	Man 04	Main Contractor		
Undertake a thermal comfort assessment (including climate change)	Hea 04	Mech. Contractor		
Produce an Internal Acoustic Performance Specification	Hea 05	Acoustician*		
Undertake energy modelling and Part L Calculations	Ene 01	Mech. Contractor		
Specify an automatic meter reading system	Ene 02	M&E Contractors		
Produce a Transport Demand Analysis & Energy Calculations	Ene 06	Specialist*		
Implement material efficiency measures	Mat 06	Design Team		
Carry out a Pre-Demolition Audit	Wst 01	Demo. Contractor		
Implement recommendations for disassembly and functional adaptability	Wst 06	Architect		
Monitor and review the design of ecological measures	Le 05	Ecologist		
Establish management and maintenance measures		Design Team		
Produce a Flood Risk Assessment & surface water calculations	Pol 03	Civil Engineer		
Carry out a Noise Impact Assessment	Pol 05	Acoustician*		
RIBA STAGE 5 CONSTRUCTION				
Establish targets for construction site impacts	Man 03	Main Contractor		
Carry out pre-completion acoustic testing	Hea 05	Acoustician*		

Review implementation of material efficiency measures	Mat 06	Design Team		
Produce & implement a Resource Management Plan	Wst 01	Main Contractor		
Monitor and review the implementation of ecological measures	Le 05	Main Contractor		
Produce a landscape and ecology management plan		Ecologist		
Measure the noise rating levels of the completed building	Pol 05	Acoustician*		
RIBA STAGE 6 HANDOVER & CLOSE OUT				
Produce a Building User Guide and undertake training	Man 04	Main Contractor		
Add final waste figures to Resource Management Plan	Wst 01	Main Contractor		
Undertake site inspection to determine compliance	All	BREEAM Assessor		

*Relevant consultant or specialist to be appointed, e.g. ecologist