

**Sustainability of construction works - Sustainability
assessment of buildings - Part 1: General framework**

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EESTI STANDARDI EESSÕNA

NATIONAL FOREWORD

Käesolev Eesti standard EVS-EN 15643-1:2010 sisaldab Euroopa standardi EN 15643-1:2010 ingliskeelset teksti.

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English Version

**Sustainability of construction works - Sustainability assessment
of buildings - Part 1: General framework**

Contribution des ouvrages de construction au
développement durable - Évaluation de la contribution au
développement durable des bâtiments - Partie 1 : Cadre
méthodologique général

Nachhaltigkeit von Bauwerken - Bewertung der
Nachhaltigkeit von Gebäuden - Teil 1: Allgemeine
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EUROPEAN COMMITTEE FOR STANDARDIZATION
COMITÉ EUROPÉEN DE NORMALISATION
EUROPÄISCHES KOMITEE FÜR NORMUNG

Management Centre: Avenue Marnix 17, B-1000 Brussels

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Foreword

This document (EN 15643-1:2010) has been prepared by Technical Committee CEN/TC 350 “Sustainability of construction works”, the secretariat of which is held by AFNOR.

This European Standard shall be given the status of a national standard, either by publication of an identical text or by endorsement, at the latest by March 2011, and conflicting national standards shall be withdrawn at the latest by March 2011.

Attention is drawn to the possibility that some of the elements of this document may be the subject of patent rights. CEN [and/or CENELEC] shall not be held responsible for identifying any or all such patent rights.

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Introduction

This European Standard is part of a series written by CEN/TC 350 that provides a system for the sustainability assessment of buildings using a life cycle approach. The sustainability assessment quantifies impacts and aspects for the environmental, social and economic performance of buildings using quantitative and qualitative indicators, both of which are measured without value judgements. The purpose of this series of European Standards is to enable comparability of the results of assessments. This series of European Standards does not set benchmarks or levels of performance.

This series of European Standards will allow the sustainability assessment, i.e. the assessment of environmental, social and economic performance of a building, to be made concurrently and on an equal footing, on the basis of the same technical characteristics and functionality of the object of assessment.

The sustainability assessment of buildings uses different types of information. The results of a sustainability assessment of the building provide values for the different types of indicators, and information on the scenarios and building life cycle stages included in the assessment.

In carrying out assessments, scenarios and a functional equivalent are determined at the building level. Assessment at the building level means that the descriptive model of the building with the major technical and functional requirements has been defined in the client's brief or in the regulations as illustrated in Figure 1. Assessments can be undertaken for the whole building, for parts of the building which can be used separately or for elements of the building.

Although the evaluation of technical and functional performance is beyond the scope of this series of standards, the technical and functional characteristics are considered within this framework by reference to the functional equivalent. The functional equivalent takes into account the technical and functional requirements and forms the basis for comparisons of the results of the assessment.

Any particular demands for, or related to, the environmental, social and economic performance defined in the client's brief or in the regulations, may be declared and communicated. Figure 1 shows how the functional equivalent and the technical and functional characteristics that deviate from those required, either by the client's brief or through regulations, are to be declared and communicated with the results of the assessment.

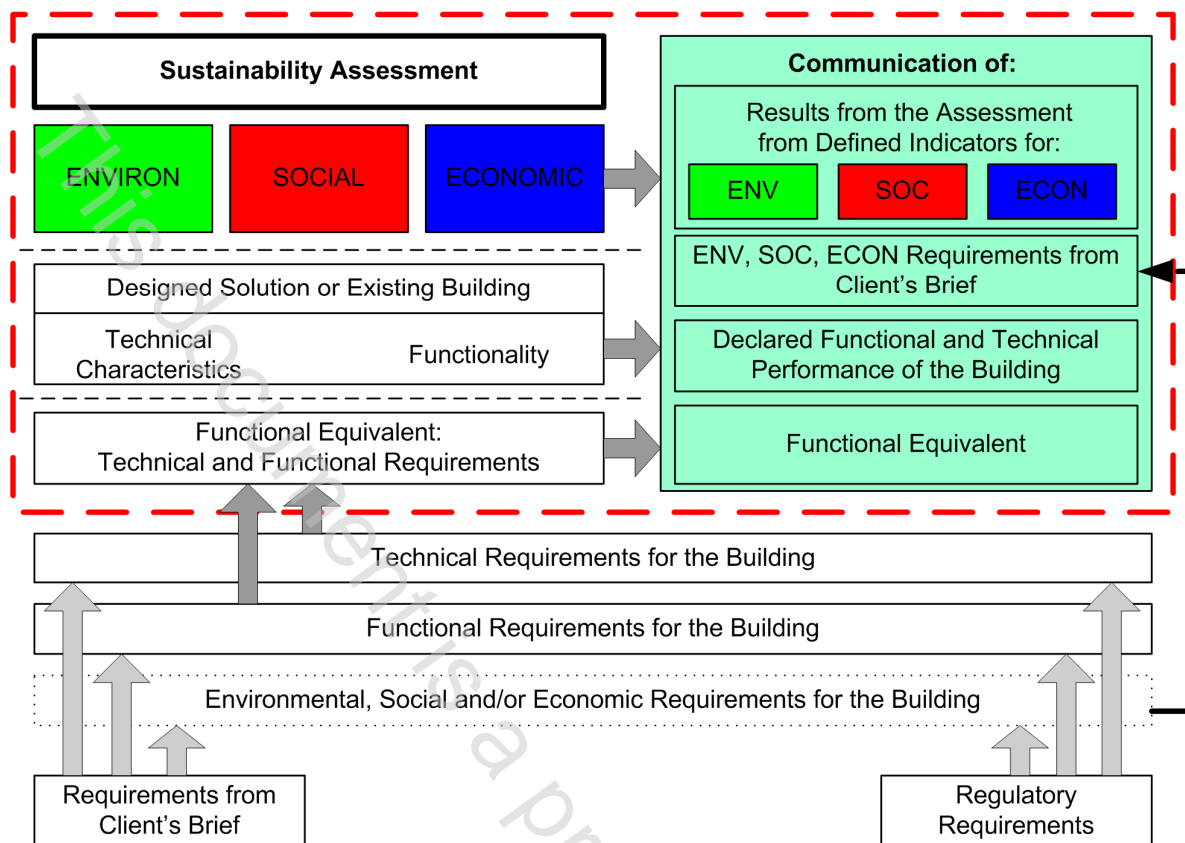


Figure 1 — The concept of sustainability assessment of buildings

NOTE 1 The outer box with the dotted line represents the area to be standardised by CEN/TC 350.

In concept, the integrated building performance incorporates environmental, social and economic performance as well the technical and functional performance, and these are intrinsically related to each other, as illustrated in Figure 2. Although the assessment of technical and functional performance does not form part of this series of standards, their interrelationship with environmental, social and economic performance is prerequisite for an assessment of sustainability performance of buildings, and is therefore taken into account.

It is advisable to carry out an assessment at the earliest opportunity during the conceptual stages of a construction or refurbishment project such as in the sketch plan stage in order to provide a broad estimate of the environmental performance, social performance and economic performance. As the project evolves, the assessment may be periodically reviewed and updated to support decision-making. A final assessment (as-built) should be carried out. The results of this final assessment can be used to inform all parties concerned.

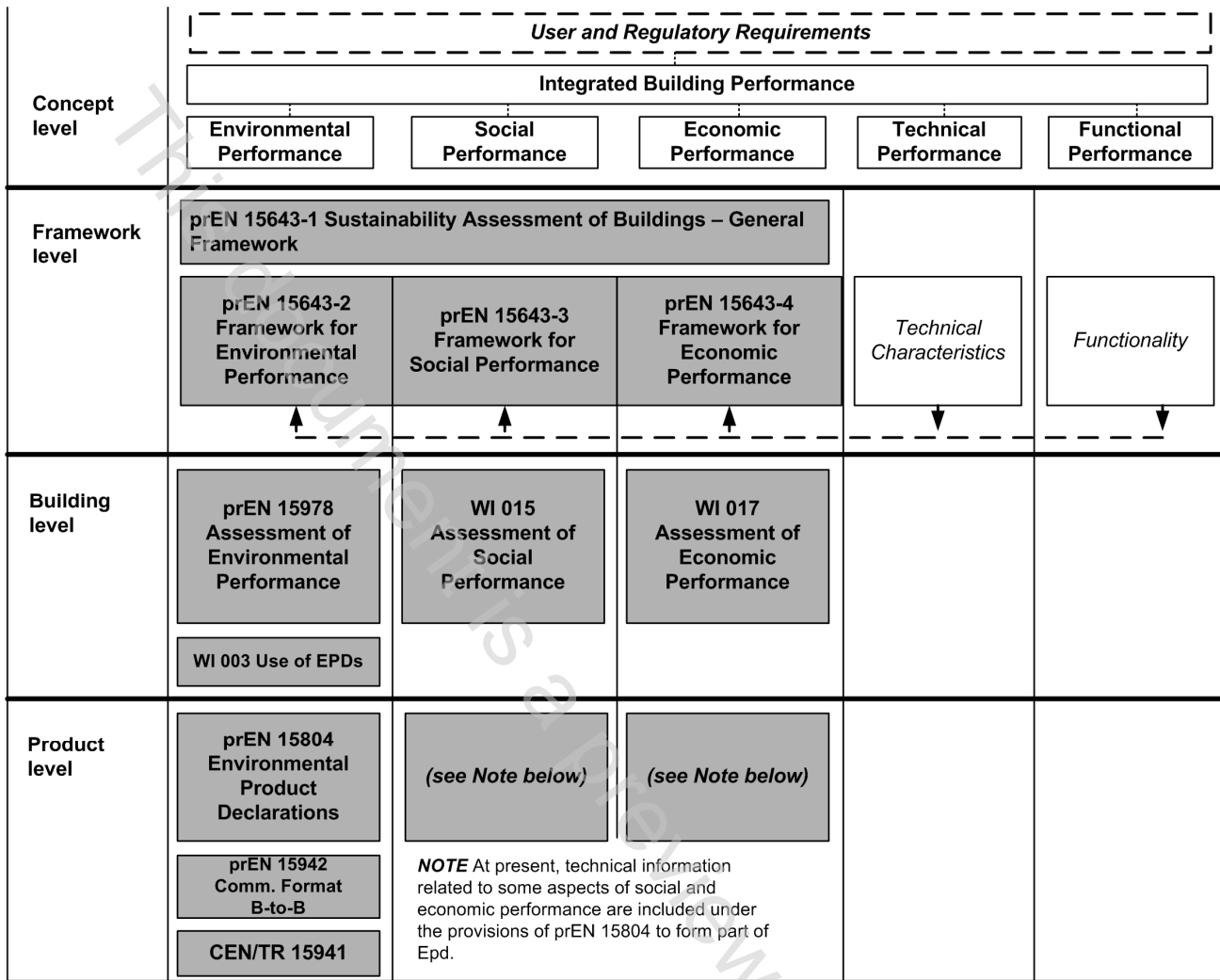


Figure 2 — The work programme of CEN/TC 350

NOTE 2 The darkened boxes represent the work programme of CEN/TC 350.

This document, EN 15643-1, is the first part of the framework standards for sustainability assessment of buildings. The purpose of EN 15643-1 is to provide a framework with principles, requirements and guidelines for the sustainability assessment of buildings. It focuses on the general principles and requirements for the assessment of the environmental performance, social performance and economic performance of a building as described at the "framework level" in Figure 2.

The first revision of this general framework standard, EN 15643-1, will combine all four parts of the framework of this series of standards into one framework standard. This will ensure simultaneous revision of the interlinked parts of the frameworks within the series of standards.

In the future, the assessment methodologies within this series of standards may be part of an overall assessment of integrated building performance. The assessment methodologies may also be extended to an assessment of the neighbourhoods and wider built environment.

1 Scope

This European Standard provides the general principles and requirements, expressed through a series of standards, for the assessment of buildings in terms of environmental, social and economic performance taking into account technical characteristics and functionality of a building. The assessment will quantify the contribution of the assessed construction works to sustainable construction and sustainable development.

The framework applies to all types of buildings and it is relevant for the assessment of the environmental, social and economic performance of new buildings over their entire life cycle, and of existing buildings over their remaining service life and end of life stage.

The standards developed under this framework do not set the rules for how the different building assessment schemes may provide valuation methods. Nor do they prescribe levels, classes or benchmarks for measuring performance.

NOTE Valuation methods, levels, classes or benchmarks may be prescribed in the requirements for environmental, social and economic performance in the client's brief, building regulations, national standards, national codes of practice, certification schemes, etc.

The rules for assessment of environmental, social or economic aspects of organizations are not included within this framework. However, the consequences of decisions or actions that influence the environmental, social and economic performance of the object of assessment are taken into account.

2 Normative references

The following referenced documents are indispensable for the application of this document. For dated references, only the edition cited applies. For undated references, the latest edition of the referenced document (including any amendments) applies.

prEN 15643-2, *Sustainability of construction works — Assessment of buildings — Part 2: Framework for the assessment of environmental performance*

prEN 15643-3, *Sustainability of Construction Works — Assessment of Buildings — Part 3: Framework for the assessment of social performance*

prEN 15643-4, *Sustainability of Construction Works — Assessment of Buildings — Part 4: Framework for the assessment of economic performance*

ISO 15392, *Sustainability in building construction — General principles*

ISO 15686-1, *Buildings and constructed assets — Service life planning — Part 1: General principles*

ISO 15686-2, *Buildings and constructed assets — Service life planning — Part 2: Service life prediction procedures*

ISO 15686-7, *Buildings and constructed assets — Service life planning — Part 7: Performance evaluation for feedback of service life data from practice*

ISO 15686-8, *Buildings and constructed assets — Service-life planning — Part 8: Reference service life and service-life estimation*

3 Terms and definitions

For the purposes of this document, the following terms and definitions apply.