

# BREEAM USA IN-USE GUIDELINE

BREEAM USA currently focuses on In-Use assessments for existing buildings (BREEAM In-Use). There are no pre-requisites and begins by performing a self-assessment with an unverified score to help create an action plan. Since BREEAM USA In-use focuses on performance and management of existing buildings, renovation projects are a big part of the rating system. The rating systems is made up of three sections and mostly sections refer to facility operations and policies and are not relevant to product use.

But if you're making upgrades to the building envelope on your BREEAM renovation project then review the guide below to understand how Kawneer products can help contribute to the project.

ASSET PERFORMANCE	Potential Points	Requirements	Kawneer Product + Service
<b>Health and Wellbeing</b>	<b>33 + 75</b>		
<b>HEA 01 – Glazing</b> To ensure building users have access to sufficient daylight.	2	What percentage of the building envelope is glazed? 0 – <1% 1 – >1% to <=10%\n2 – >10%  Glazed areas include roof lights that let daylight pass directly into the building.	<b>All Kawneer Framing Systems</b> From our core products like Framing Systems and Windows to specialty products like Overhead Glazing and InFrame™ Interior Framing, Kawneer offers strong and versatile solutions that maximize daylight autonomy and sunlight exposure.
<b>HEA 03 – Thermal control</b> To recognize the provision of asset temperature controls that allow for independent adjustment of heating/cooling systems.	4	Do occupants of the asset have personal control over the temperature in their work area? 0 – No 1 – Yes, can open windows 2 – yes, can adjust temperature (using thermostat or thermostatic radiator valve) 3 – Yes, can adjust air speed 4 – Yes, can adjust more than one of the above	<b>Thermal, Architectural-Grade Operable Windows</b> Provide controllable natural ventilation with architectural grade windows to increase thermal comfort. Reduce waste on the construction site with pre-assembled and factory glazed operable windows.  <b>512 Ventrow Thermal Ventilator</b> A modular insert ventilator adds natural, concealed air circulation in fixed frames.
<b>HEA 04 – Ventilation controls</b> To recognize the provision of controls allowing comfort level optimization by building occupants.	2	Is there a provision for personal control of ventilation for building occupants by enabling them to open windows or modify rates of air supply? 0 – No 2 – Yes	<b>Thermal, Architectural-Grade Operable Windows</b> Provide controllable natural ventilation with architectural grade windows to increase thermal comfort. Reduce waste on the construction site with pre-assembled and factory glazed operable windows.  <b>512 Ventrow Thermal Ventilator</b> A modular insert ventilator adds natural, concealed air circulation in fixed frames.
<b>HEA 10 – Inclusive design</b> To recognize and encourage assets that are functional and inclusive for all its users.	3	Does the asset contain features, beyond those specified by applicable legislations, which enable full use by individuals with disabilities? 0 – No 3 – Yes	<b>ADA Compliance</b> From entrances to windows, Kawneer provides solutions to satisfy the guidelines of the Americans with Disabilities Act (ADA). Kawneer's products can be configured to include features such as hardware, door controls, and dimensions that meet ADA standards. Contact Kawneer's Architectural Services Team (AST) to discuss these options for ADA compliance.

ASSET PERFORMANCE	Potential Points	Requirements	Kawneer Product + Service
<b>Health and Wellbeing</b>	<b>33 + 75</b>		
<b>HEA 11 – Ventilation requirements</b> To ensure that ventilation systems within the asset do not circulate air that has the potential to be contaminated with exterior sources of pollution and that re-circulation within the asset is minimized.	2	Does the asset meet the requirements for either natural ventilation or mechanical ventilation as outlined in the Assessment criteria?  0 – No 2 – Yes  For natural ventilation  Operable windows/ventilators within the building are located at least 33 feet from roads, parking lots and other potential sources of pollution, and all extracts are at least 33 feet from any opening to minimize recirculation within the building.	<b>Thermal, Architectural-Grade Operable Windows</b> Provide controllable natural ventilation with architectural grade windows to increase thermal comfort. Reduce waste on the construction site with pre-assembled and factory glazed operable windows.  <b>512 Ventrow Thermal Ventilator</b> A modular insert ventilator adds natural, concealed air circulation in fixed frames.
<b>HEA 28 – View out</b> To enhance wellbeing within the workspace by allowing building occupants to refocus their eyes from close work activities to reduce the risk of eyestrain or dry eyes.	2	Is there a policy or practice in place to ensure that all workstations or desks for building users have an adequate external view out of a window?  0 – No 2 – Yes	<b>All Kawneer Framing Systems</b> From our core products like Framing Systems and Windows to specialty products like Overhead Glazing and InFrame™ Interior Framing, Kawneer offers strong and versatile solutions that maximize daylight autonomy and sunlight exposure.

ASSET PERFORMANCE	Potential Points	Requirements	Kawneer Product + Service
<b>Energy</b>	<b>108</b>		
<b>ENE 02 – Ventilation strategy</b> This data is required to generate the asset energy rating.	Calculated based on energy model.	What is the ventilation strategy for the building (Natural or Mechanical)?	<b>Thermal, Architectural-Grade Operable Windows</b> Provide controllable natural ventilation with architectural grade windows to increase thermal comfort. Reduce waste on the construction site with pre-assembled and factory glazed operable windows.  <b>512 Ventrow Thermal Ventilator</b> A modular insert ventilator adds natural, concealed air circulation in fixed frames.
<b>ENE 03 – Heat loss</b> This data is required to generate the asset energy rating.		Please provide the design u-values of the external walls (Btu/hr ft <sup>2</sup> F).	<b>All Kawneer Framing Systems</b> From our core products like Framing Systems and Windows to specialty products like Overhead Glazing and InFrame™ Interior Framing, Kawneer offers strong and versatile solutions that maximize daylight autonomy and sunlight exposure.
<b>ENE 04 – Pressure/air leakage test</b> This data is required to generate the asset energy rating.		What is the result of the building pressure/air leakage test?	
<b>ENE 18 – Glazing</b>		What percentage of the external elevation is glazed?	<b>All Kawneer Framing Systems</b> From our core products like Framing Systems and Windows to specialty products like Overhead Glazing and InFrame™ Interior Framing, Kawneer offers strong and versatile solutions that maximize daylight autonomy and sunlight exposure.

ASSET PERFORMANCE	Potential Points	Requirements	Kawneer Product + Service
<b>Energy</b>	<b>108</b>		
<b>ENE 30 – Onsite renewables</b> To understand if renewable energy technologies are being used on site and how much these offset energy requirements for the site.	5	What percentage of the total energy consumption is offset by onsite renewables and renewable micro grids?  0 – There is no onsite or renewable micro grid energy generation  1 – >0% to <5% 2 – >=5% to <10% 3 – >=10% to <15% 4 – >=15% to <20%	<b>1600 PowerShade™ Sun Shade System</b> Photovoltaic (PV) cells in the 1600 PowerShade™ Sun Shade System convert light energy from the sun into electricity, which can be fed into the building's system. On-site renewable energy reduces the environmental impact associated with the use of fossil fuels.  <b>1600 PowerWall™ Curtain Wall System</b> The first proven curtain wall system to produce electricity by capturing the energy of the sun with polycrystalline cell or amorphous silicon thin film PV technology in glass laminates.

ASSET PERFORMANCE	Potential Points	Requirements	Kawneer Product + Service
<b>Materials</b>	<b>20 + 26 + 86</b>		
<b>MAT 05 – Natural hazards</b> To ensure the asset is protected against the potential impacts of natural hazards.	4	Have emergency plans been developed to deal with threats from all relevant natural hazards?  0 – No 2 – Yes 4 – No, asset is in an area where no risks exist	<b>Impact Resistance Products</b> Kawneer has hurricane resistant products that have been independently tested and received Florida Product Approvals (FL #s) and Texas Department of Insurance (TDI #s). Kawneer hurricane resistant products meet the testing standards for Wind-Borne Debris as set forth in ASTM E 1886 and 1996, and Florida Building Code (FBC) Protocols TAS 201, TAS 202 and TAS 203. A growing list of states throughout the East Coast and Gulf Coast Areas of the United States from New York to Texas continue to reference these standards in current building codes. These codes mandate the use of hurricane resistant products in Wind-Borne Debris Regions.
<b>MAT 10 – Sustainable procurement initiatives</b> To aim and encourage measures which ensure that environmental impacts associated with the management of the building are minimized by setting environmental standards for procurement of goods and services.	4	What initiatives are included in the scope of the environmental/sustainable procurement policy?  0 – None 1 – Asset owner works with supply chain to reduce environmental impact of procurements 1 – Environmental impacts of materials are taken into account with targets to reduce negative impacts 1 – CO2 emissions arising from transport of materials are taken into account and targets set to reduce CO2 emissions 1 – The asset owner has targets to reduce the consumption of hazardous materials	<b>Kawneer Product Specific EPDs</b> Kawneer worked with leading third-party verifiers to create product-specific EPDs for the product entire portfolio.

BUILDING MANAGEMENT	Potential Points	Requirements	Kawneer Product + Service
<b>Management</b>	<b>46</b>		
<b>MAN 13 – Building adaptation</b> To encourage the asset management team to have appropriate strategies/procedures in place that outline possible adaptation to the asset to meet future demands.	4	Is an asset strategy in place that outlines possible adaptation strategies/procedures to meet future demands, including those relating to climate change and changes in functionality?  0 – No 4 – Yes  The scope of the strategy should cover, but is not limited to, the potential for major refurbishment, including replacing the facade.	<b>Product Durability</b> Kawneer framing systems provide a resilient building envelope that can withstand natural disasters (hurricane/tornado) and other damage which increases longevity and decreases the need for replacement.

BUILDING MANAGEMENT	Potential Points	Requirements	Kawneer Product + Service
<b>Health and Wellbeing</b>	<b>37</b>		
<b>HEA 18 – VOCs</b> To recognize and encourage a healthy internal environment through the use of finishes, fittings and cleaning products with reduced/no emissions of VOCs.	2	Is there a strategy/policy in place for minimizing the use of harmful volatile organic compound (VOC) emitting materials/substances?  0 – No 2 – Yes	<b>All Kawneer Framing Systems</b> From our core products like Framing Systems and Windows to specialty products like Overhead Glazing and InFrame™ Interior Framing, Kawneer offers strong and versatile solutions that maximize daylight autonomy and sunlight exposure.
<b>HEA 20 – Acoustic conditions</b> To ensure the acoustic performance of the building meets the appropriate best practice standards.	4	Have internal acoustic conditions been monitored by a suitably qualified third part acoustician?  0 – No 2 – Yes 4 – Yes, and all recommendations have been implemented	<b>All Kawneer Framing Systems</b> From our core products like Framing Systems and Windows to specialty products like Overhead Glazing and InFrame™ Interior Framing, Kawneer offers strong and versatile solutions that maximize daylight autonomy and sunlight exposure.