



Untreated/unoccupied buildings and structures – Applicability of BREEAM

Created: 24th Mar 2021 / Reference: KBCN1447

BREEAM has been developed to assess the environmental performance of buildings that are designed, in whole or in part, for human occupation. Buildings that comprise only unoccupied spaces, such as multi-storey car parks, storage facilities and changing/WC blocks, which have no spaces occupied continuously for more than 30 mins, cannot undergo a stand-alone BREEAM assessment.

For buildings that do not incorporate environmental systems to treat spaces for human occupation assessment against BREEAM New Construction and Refurbishment and Fit-Out standards may be of limited value. As a guide, if Approved Document Part L is not applicable to the building, it is likely that BREEAM will be unsuitable.