SWEDISH GUIDANCE NOTE 1

Assessing mixed-use and multiple buildings

Scope

This guidance note applies to:

Scheme	Version
BREEAM SE New Construction	V6.1
BREEAM SE New Construction and Refurbishment	V7

Introduction

The purpose of this guidance note is to help BREEAM SE assessors formulate an assessment strategy for:

- Mixed-use developments
- Assets that include different levels of fit out
- Multiple buildings or units on the same site

Definitions

The following definitions apply to this guidance note and for scheme classifications within BREEAM SE.

BREEAM Assessment

An individual building/asset, part of a building/asset, or a group of buildings/assets, that will be assessed in a single report, compiled and verified by a licensed assessor. An assessment demonstrates compliance against the technical criteria. It will have a single registration and be submitted and reviewed as an individual Quality Assurance (QA) audit. Upon successful completion of the QA process, this will be recommended for certification (one certification per assessment).

BREEAM asset type

These are broken down into:

- Asset categories
- Asset types
- Asset sub-types

The full list of high-level asset categories, asset types and asset sub-types can be found in the technical manual.

For example:

- ***Asset category:*** Education
- ***Asset type:*** Higher education institution
- ***Asset sub-type:*** University

Building

A structure with a single external envelope.

Building user

Any individual, organisation or group that uses the building, either as an occupant or on a short-term or temporary basis.

For example, retail staff and customers are building users.

Building occupant

An individual, organisation or group occupying a building, or part of a building for significant periods. Generally, occupants are responsible for the day-to-day operation and management of the building. Owners and management companies which do not occupy the building are not considered building occupants.

For example, the staff of an office building are considered as its occupants.

Principal function

The primary use of the building, or part of a building.

For example: "Office", "Retail", and "Industrial" are examples of principal functions.

Refurbishment mix

Projects including both refurbishment and new construction.

Residential mix

Mixed use building where one of the building types included is Residential (Multiple dwellings).

For example: A residential building with retail in the bottom floor.

Scheme classification

Classification of an assessment type based on the scope of works, principal function, and level of fit-out.

For example:

- *Office Shell Only New Construction assessment*
- *Retail Fully fitted Refurbishment assessment*

Similar construction type and specification

For the purposes of SE-GN1, buildings can be deemed to meet this condition where they share substantially the same structural approach, core building fabric build ups, building services strategy and design performance criteria, such that their BREEAM credit outcomes would not materially differ if assessed individually.

Site

The site boundary must be drawn where responsibility for the management or ownership of the site changes. The site interior may include public roads, such as an industrial estate or office business parks, but the land on which the buildings sit must otherwise be contiguous.

Supporting function

Function areas provided primarily to support the principal function and its users. A supporting function does not operate wholly independently of the principal function.

For example, a staff-only canteen in an office development.

A supporting function must serve the principal function, but could also serve other functions so long as these are secondary uses.

For example, a school sports hall accessible for public use at certain times.

It can be separately occupied or tenanted, provided it serves the same building users as the principal function, and would not exist independently of it.

For example, a separately tenanted pharmacy in a hospital serving the patients and visitors to the hospital.

Unit

A physical sub-division of internal space, under separate tenancy or ownership.

For example, an industrial building may be partitioned into multiple units, each with its own tenant.

1 Mixed-use assets

BREEAM defines different criteria and benchmarks for some assessment issues according to asset type, function, and use.

A single building that includes different asset types or sub-types, e.g. office and retail supermarket, can be assessed under a single BREEAM assessment, with an allowance for up to 5 different asset types or sub-types.

Each area will need to comply with the relevant criteria for the asset type. BREEAM credits will either be area weighted (see Section 2.1), or the performance requirements applicable to each of the different function areas will need to be achieved in order to award the credits.

1.1 Buildings with one over-arching function

If a building, or a group of buildings (see Section 5), is designed for one over-arching function, the supporting function areas do not need to be assessed as a separate asset type and the methodology within Section 2 will not be applicable.

Example

A vocational college containing a mixture of teaching spaces, staff offices, and workshops located in a single building or across separate buildings would be assessed under:

Education → Further education institution → Vocational college

2 Methodology for assessing mixed-use assets

2.1 Issues with area weighted performance scales

2.1.1 Ene 01 Energy performance, Calculated energy performance

For mixed-use buildings containing asset types with different limits for maximum permitted energy performance, the project specific limit for the building is area-weighted in proportion to the Atemp of each asset type.

Where an assessment consists of multiple buildings as defined in the applicable Swedish building regulation, see "5.3 Combining separate energy models outputs" for further guidance.

For refurbishment mixes where different energy performance requirements apply, the total number of credits awarder are area weighting based on the area (Atemp) for each part (new construction and refurbishment) and the achieved number of credits for each:

$$\text{Total credits} = \frac{\begin{array}{l}(\text{Credits for new construction} \times \text{area of new construction}) \\ +(\text{Credits for refurbishment} \times \text{area of refurbished part})\end{array}}{\text{Total area of the new and refurbished parts}}$$

The result shall be rounded to the nearest whole number.

2.1.2 Mat 01 Building life cycle assessment, Climate impact Calculations

For mixed-use buildings, a single climate impact calculation shall be carried out for the entire building.

Where the building contains asset types with different reference values for climate impact (A1–A5), the project-specific reference value / limit value for the building shall be area-weighted based on the area (BTA) of each asset type relative to the total area (BTA) of the building.

$$\text{Area-weighted reference value / Limit value} = \frac{\begin{array}{c}(\text{Reference / Limit value for building use A} \times \text{Area of building use A}) \\ +(\text{Reference / Limit value for building use B} \times \text{Area of building use B})\end{array}}{\text{Total Area of the building}}$$

Example for BREEAM SE V6/6.1: Mat 01, Reduced climate impact

A mixed-use building has total area (BTA) of 10,000 m²: 60% multi-residential buildings and 40% preschools.

Building type	BTA (m²)	Reference value ($kgCO_2e/m^2$)
Multi-residential buildings	6,000	307
Preschools	4,000	242

Step 1 – Calculate area-weighted reference value as per formula above
[(307 × 6,000) + (242 × 4,000)] / 10,000 = 281 $kgCO_2e/m^2$

Step 2 – Calculate percentage improvement
Assume calculated climate impact for the entire mixed-use building: 220 $kgCO_2e/m^2$
[(281 – 220) / 281] × 100 = 21.7% improvement
Hence, the calculated improvement of 21.7% corresponds to **2 credits**

Example for BREEAM SE V7: Mat 01, Climate impact (A1-A5) comparison with limit Value

A mixed-use building has total area (BTA) of 10,000 m²: 60% multiple dwellings and 40% preschools. The project targets 3 credits, for which the limit is 65% of the reference value.

Building type	BTA (m²)	Reference value ($kgCO_2e/m^2$)	Limit value (65%) ($kgCO_2e/m^2$)
Multiple dwellings	6,000	358	232.70
Preschools	4,000	384	249.60

Step 1 – Calculate area-weighted limit value as per formula above
[(232.70 × 6,000) + (249.60 × 4,000)] / 10,000 = 239.46 $kgCO_2e/m^2$

Step 2 – Compare assessed impact
Assume calculated climate impact for the entire mixed-use building: 230 $kgCO_2e/m^2$. Since 230 ≤ 239.46, the building meets the threshold for **3 credits**

Where an assessment consists of multiple buildings see "5.3 Combining separate energy model outputs/climate impact calculations outputs" for further guidance.

Only for BREEAM SE V7: For refurbishment mixes where different climate impact requirements apply, separate climate impact calculations shall be performed for the new construction and refurbishment parts.

The total number of credits awarded for comparison against limit values shall be area-weighted based on the area (BTA) of each part (new construction and refurbishment) and the number of credits achieved for each:

$$\text{Total credits} = \frac{\begin{array}{l}(\text{Credits for new construction} \times \text{Area of new construction}) \\ +(\text{Credits for refurbishment} \times \text{Area of refurbished part})\end{array}}{\text{Total Area of the new construction and refurbished parts}}$$

The result shall be rounded to the nearest whole number.

2.2 Issues with different performance requirements

Criteria for all relevant function areas must be achieved. Where the project contains a mix of building types where issues have different performance requirements, the credits awarded is based on the worst performing building type.

For example:

	Building type A	Building type B	Building type C	Assessment score (worst case)
Hea 01 Daylight	2 credits	2 credits	3 credits	2 credits

This is applied to the following issues for V6.1

- Hea 01 Daylight
- Hea 05 Acoustic performance
- Ene 02 a&b Energy monitoring (residential mix)
- Tra 03 a&b Alternative modes of transport (residential mix)

This is applied to the following issues for V7

- Hea 01 Daylight
- Hea 06 Acoustic performance
- Tra 02 a&b Sustainable transport measures (residential mix)
- Wst 03 a&b Operational & Household waste (residential mix)

2.2.1 Tra 02a Sustainable transport measures (V7)

Cycle storage should be calculated based on the intended use of each area. Use Type A for areas mainly used by staff and Type B for areas used by both staff and frequent visitors. Where the building includes both types of areas, calculate requirements separately for each and include both in the total.

2.3 Issues with different available credits

Criteria for all relevant function areas must be achieved.

The number of credits available is based on the building type present which has the highest number of credits available.

For example:

- *Building type A: 1 credit available*
- *Building type B: 2 credits available*

Credits available to the assessment: 2 credits.

This is applicable to the following issues in V6.1

- Hea 01 Glare control, View out and Exposure to sunlight
- Hea 02 Indoor air quality plan, exemplary level criteria (residential mix)
- Hea 06 Accessibility (residential mix)
- Hea 08 Outdoor space (residential mix)
- Tra 04 Maximum car parking capacity (residential mix)
- Tra 06 Home office (residential mix only)
- Wat 03 (residential mix)
- Wst 01 Construction waste management (refurbishment mix)
- Pol 04 Reduction of nighttime light pollution

This is applicable to the following issues in V7

- Hea 01 Glare control, View out and Exposure to sunlight
- Hea 02 Electric light (residential mix)
- Hea 03 Non-visual effects of light (residential mix)
- Hea 04 Indoor air quality plan, exemplary level criteria (residential mix)
- Hea 07 Accessibility (residential mix)
- Hea 09 Outdoor space
- Wat 03 (residential mix)
- Pol 04 Reduction of nighttime light pollution

2.3.1 Wat 03 Water leak detection and prevention, residential mix

Both credits for Flow control devices (non-residential only) and Leak isolation (residential only) needs to be fulfilled to award the assessment one credit. If the requirements for only one of these credits are met, no credits shall be awarded.

2.3.2 Wst 04 Speculative finishes

1 credit is available for Residential mix or a project containing office as a building type.

2.4 Speculative assets where the principal function is unknown

The assessor may register and undertake the assessment, based on the most likely use advised by the developer, with reference to any uses designated by the planning authority.

3 Assets that include different fit-out levels

To simplify assessment registrations and optimise the environmental benefits of BREEAM certification, the following approach applies to both areas that constitute a supporting function for the building type being assessed and to mixed-use assessments.

3.1 Shell and core assessments

Where a shell and core development includes some floor areas that are completed to shell only level, these may be included under a single shell and core assessment where:

– The total area that is fitted out to shell only level constitutes no more than 5% of the area (BTA) of the development.

Example:

– *A shell and core warehouse project has a total floor area of 10,000 m² BTA but includes shell only industrial units with a total floor area of 500 m² (equating to 5% of the building being shell only).*

3.2 Fully fitted assessments

Where a fully fitted development includes some floor areas that are completed to a lower shell and core or to shell only level, these may be included under a single fully fitted assessment where:

– The total area that is fitted out to shell only level constitutes no more than 5% of the area (BTA) of the development.

AND

– The total area that is fitted out to a lower level (e.g. shell and core plus any shell only areas) constitutes no more than 20% of the area (BTA) of the development.

Examples:

– *A fully-fitted warehouse project has a total floor area of 10,000 m² BTA but includes shell only industrial units with a total floor area of 500 m² (comprising 5% BTA of shell only).*

– *A fully-fitted office project has a total floor area of 100,000 m² BTA but includes 20,000 m² of office space that is only fitted out to shell and core (20% BTA shell and core).*

– *A fully-fitted office has a total floor area of 10,000 m² BTA which comprises 8,000 m² fully-fitted office, 500 m² shell only retail units and a 1,500 m² shell and core gym. (5% BTA shell only PLUS 15% shell and core.)*

3.3 Multiple assessments required

Where the floor area specified to the lower level of fit out exceeds the limits prescribed in Section 3.1 or Section 3.2, the following two options are available:

EITHER

– Carry out separate assessments for areas with a different level of fit out.

OR

– Assess the whole building under the fit-out level common to all areas. Any features outside the scope of the relevant assessment criteria for the assessment type are excluded from the assessment.

3.4 Compliance and evidence

When following the mixed fit-out approach described in Section 3.1 or Section 3.2, compliance must be demonstrated and evidence provided in accordance with the guidance and criteria relevant to the fit-out level for each area for all issues.

Example

– *Where an office block is fully fitted with a shell only retail space on the ground floor, the office areas will need to meet the criteria requirements applicable for a fully fitted building, whilst the retail unit will only need to comply with the requirements which relate to shell only assessments.*

4 Similar Buildings Assessments

A number of separate buildings which are the same BREEAM building type and of similar construction and design may undergo a single assessment using the Similar Buildings approach.

For example:

- *Multiple, separately tenanted industrial or retail units.*
- *A group of multi-residential buildings.*
- *A group of prison accommodation blocks.*

4.1 Conditions

To assess multiple buildings under a Similar Buildings assessment the buildings must all:

- Be on the same site (see definition).
- Have the same principal function.
- Be a similar construction type and specification (see definition).
- Be developed by the same project team.

4.2 Methodology

BREEAM criteria must be assessed for every building, and credits awarded based on the worst performing building for each assessment issue included.

For example, similar buildings A, B and C are assessed for natural light, thermal comfort, and indoor air quality:

	Building A	Building B	Building C	Assessment score (worst case)
Natural light	4 credits	2 credits	3 credits	2 credits
Thermal comfort	1 credit	1 credit	2 credits	1 credit
Indoor air quality	2 credits	0 credits	1 credit	0 credits

4.3 Considerations

The precise size, form and orientation of the buildings may not be a determining factor as to whether this assessment approach can be used, however assessors should be aware that these aspects could impact on the overall assessment scoring and rating.

For example: orientation can have a significant impact on Hea 01 Natural light, so two similar buildings with different orientations could score different number of credits for this issue and the worst-case scenario would need to be included in the assessment.

4.4 Certification

A Similar Buildings assessment results in a single BREEAM rating covering all buildings assessed. A single BREEAM certificate will be issued listing all the buildings certified.

4.5 Multiple units within a single envelope

A single building comprising multiple similar units within a single external envelope is considered as a single building for the purposes of BREEAM and should not follow the Similar Buildings approach. However, subject to the above requirements, a development of multiple similar buildings, each comprising multiple similar units could follow the Similar Buildings approach.

For example:

An assessment of a development of three separate, similar buildings, each comprising multiple small retail units, could be undertaken by assessing each of the retail buildings and applying the Similar Buildings approach to combine the performance of the three buildings.

4.6 Dissimilar performance

It is not a requirement for similar buildings or units on the same site to be assessed collectively. If, for example, one or more of the buildings or units performs markedly better than others and the client wishes the certification to recognise this, separate BREEAM assessments may be undertaken.

5 Separate buildings with a single, over-arching function

Where a development consists of a number of separate buildings on a site, each serving a different purpose but these combine to create a single over-arching function, a Similar Buildings assessment may not be appropriate.

For example, an office building with a separate canteen and security office at the site entrance.

5.1 Conditions

In such cases, a number of buildings, extensions or refurbishments across a single site may be assessed as a single development provided:

1. All the buildings are on the same site (see definitions) and operate under the same management.
2. The building uses are different, but combine to serve a single principal function.
3. The buildings clearly fall within the scope of a standard BREEAM SE building type.

5.2 Considerations

There is no defined size limit to the application of this approach, however it is not the intent that this be applied, for example, to an entire university campus development. The building functions must be inter-dependent, and this approach should not be used where separate assessments or a similar buildings assessment would be more appropriate. If in doubt, assessors should contact SGBC for advice before registering such assessments.

For example: a school development, including offices, classrooms, sports hall and educational science laboratory in separate buildings may be registered as a single Education assessment. (Where the sports hall is also accessible to members of the public, provided the sports hall remains under the management of the school, it is still considered a supporting function and can be included in the school assessment).

An industrial building with a separate, dedicated administrative building may be registered as a single assessment under the Industrial building type.

5.3 Combining separate energy models outputs /climate impact calculation results

Where the above assessment strategy is used and separate energy models for Ene 01 or separate Climate impact calculations for Mat 01 are produced for the assessed buildings, these should be area-weighted.

Total number of credits are awarded based on area weighting based on area for each building and the achieved no of credits for each.

$$\text{Total credits} = \frac{(\text{Credits building A} \times \text{area building A} + \text{credits building B} \times \text{area building B})}{\text{Total area}}$$

Roundoff to nearest whole number.

Schedule of changes

Version	Release date	Description of change
1.0	Sep 2025	First version.
1.1	Nov 2026	Updater list of applicable schemes to include BREEAM SE New Construction & Refurbishment V7, together with updated guidance in section 2. Updated Section 1 and Section 3 to clarify assessment options for mixed-use assets, buildings with one over-arching function, and assets that include different fit-out levels. Added definitions for 'Site' and 'Similar construction type and specification'.

View and download the latest version of this guidance note at www.sgbc.se.