

content

FROM THE EDITORIAL TEAM: A chance for climate	85
INTRODUCTION: Certification in Poland — yes, it is worth it	86
THE WORLD: Empire State Building — the certified number one in the world	88
DEVELOPER'S POINT OF VIEW	
Echo Investment	90
Górnośląski Park Przemysłowy	91
LAWYER'S POINT OF VIEW	
Are Polish regulations in favour of eco-construction?	92
Law and the idea of sustainable construction	93
CERTIFICATION	
New BREEAM and LEED schemes — even more demanding	94
BREEAM International New Construction 2013: What changes will be introduced by the new version of the certificate?	96
LEED for New Construction and Major Renovations (v4): New version of LEED certificate — it will be harder?	110
PRODUCTS	
Green products in certified buildings — a challenge for the producer	124
OWA: "Green ceiling"	127
ROCKFON: Acoustics (finally) in LEED	128
KINNARPS: From end-of-line to Cradle to Cradle®	130
KOPP: Wooden floors and decking in sustainable construction buildings	132

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A chance for climate

No longer is green ideology just an extravagance put forward by radical ecologists. The acts and directives enforced by the European Union leave the governments of particular countries no other choice as to follow a low energy and environmentally friendly policy. The consequence of the above is a dynamic development of sustainable construction, not only in the sector of commercial buildings. Additionally, more and more conscious tenants are demanding investments which will ensure lower operating costs and a friendly working environment.

To guarantee the achievement of such results, the developments should be completed in accordance with the principles of sustainable construction. This process needs to be compliant with restrictive requirements. Certifying organizations — BRE Global and USGBC — came to aid here, by drawing up comprehensive guidelines for buildings. Following these principles effectively will be confirmed by a BREEAM or LEED certificate at an appropriate level.

Undoubtedly, the EU directive 2010/31/EU has influenced the popularisation of building certification. From 2021, this directive introduces a requirement for all new buildings to have a near-zero energy consumption and a sustainable use of renewable resources. This does not mean, however, that certificates should only be considered in terms of energy consumption, as this is just one of many criteria in the certification process. Other significant criteria include a reduction in water consumption, environment protection and, first of all, the well-being of the users of a building.

To increase the profits of sustainable construction, certifying organizations have introduced new assessment systems, making the requirements even more strict.

This issue is the main focus of the newest edition of Vade mecum, which we now deliver to your hands. Here, we present

the newest version of the certificates, implemented in 2013: BREEAM International New Construction 2013 and LEED v4, with a description of all the groups of issues that they include and a comment on the introduced changes.

Meeting the requirements, which are becoming more and more strict, would not be possible without the support of producers. Thanks to new technologies they can offer solutions and products which are even more ecological and save more energy. In this year's edition of Vade mecum you will find a number of presentations of such products, which allow to fulfil selected criteria in the new certification process.

We publish here statements and comments of specialists who carry out or who take part in the creation of buildings subject to certification — these will undoubtedly help those who wish to deepen their knowledge of sustainable construction.

To prove that sustainable construction is becoming something more than a standard — it is becoming a necessity — we present you buildings put up in Poland and we describe the certification process of one of the most famous buildings in the world — the Empire State Building. We use this example to show investors who have already had their buildings commissioned that the door to certification process is still open. If they modernize a building following the strictly defined guidelines, they can apply for a suitable certificate.

We hope that this edition of Vade mecum Green Buildings — Points versus Valuation will contribute to improving your knowledge about sustainable construction and that it will make the task easier for all those who intend to certify their developments in the new versions of the certifying systems.

We wish you an enjoyable reading,
The e-biurowce.pl team

