Irish Standard
I.S. EN 15643-3:2012

Sustainability of construction works - Assessment of buildings - Part 3: Framework for the assessment of social performance

I.S. EN 15643-3:2012

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Sustainability of construction works - Assessment of buildings - Part 3: Framework for the assessment of social performance

Contribution des ouvrages de construction au développement durable - Évaluation des bâtiments - Partie 3: Cadre méthodologique pour l'évaluation de la performance sociale

Nachhaltigkeit von Bauwerken - Bewertung der Nachhaltigkeit von Gebäuden - Teil 3: Rahmenbedingungen für die Bewertung der sozialen Qualität

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EUROPEAN COMMITTEE FOR STANDARDIZATION
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Foreword

This document (EN 15643-3:2012) 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of an identical text or by endorsement, at the latest by July 2012, and conflicting national standards shall be withdrawn at the latest by July 2012.

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.

According to the CEN/CENELEC Internal Regulations, the national standards organizations of the following countries are bound to implement this European Standard: Austria, Belgium, Bulgaria, Croatia, Cyprus, Czech Republic, Denmark, Estonia, Finland, France, Germany, Greece, Hungary, Iceland, Ireland, Italy, Latvia, Lithuania, Luxembourg, Malta, Netherlands, Norway, Poland, Portugal, Romania, Slovakia, Slovenia, Spain, Sweden, Switzerland, Turkey and the United Kingdom.

Introduction

This European Standard forms part of a series of the European Standards, written by CEN/TC 350, (see Annex A), providing a system for the sustainability assessment of buildings at the building level using a life cycle approach. The sustainability assessment quantifies aspects and impacts to assess 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 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 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 a building provide information on the different type of indicators, the related building scenarios and the 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 performance 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 a 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 regulations, may be declared and communicated. Figure 1 shows how the functional equivalent, and deviations in the technical and functional characteristics that differ from those required either by client’s brief or through regulations, are to be declared and communicated with the results of the assessment.

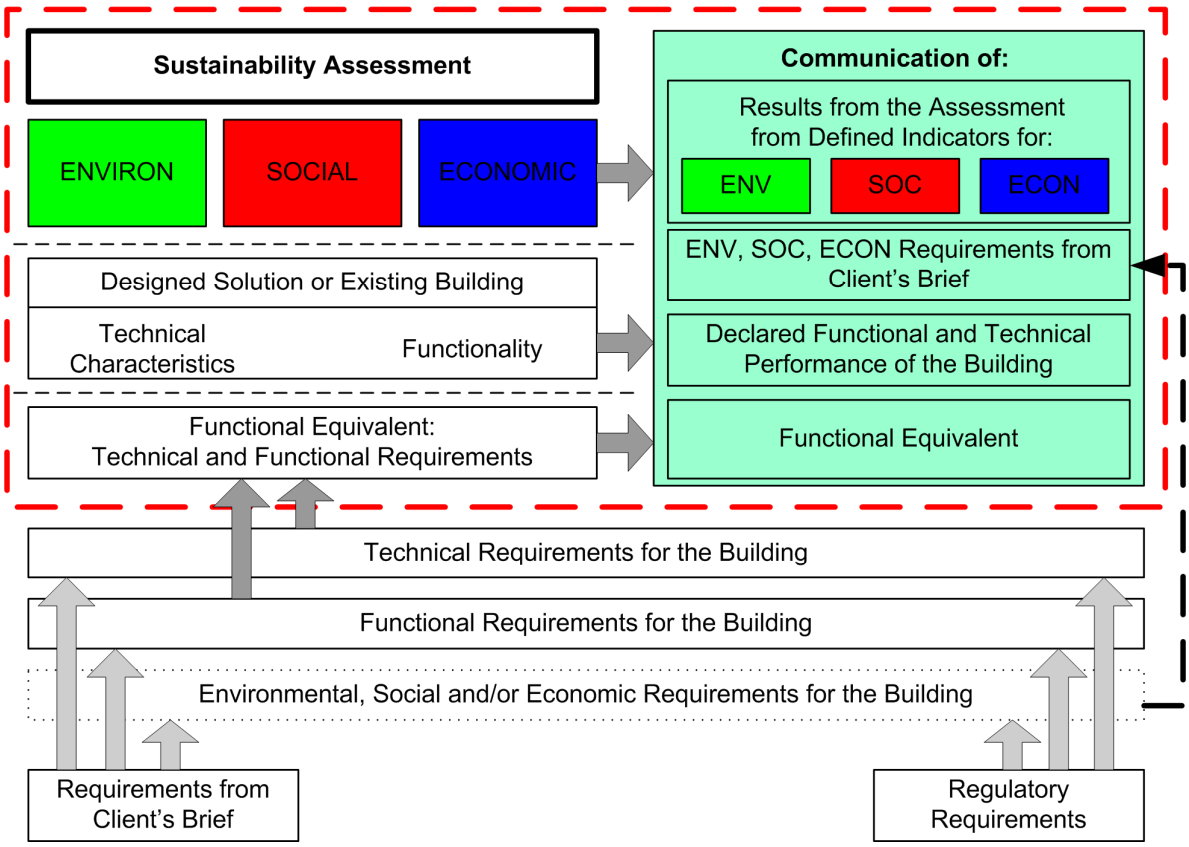
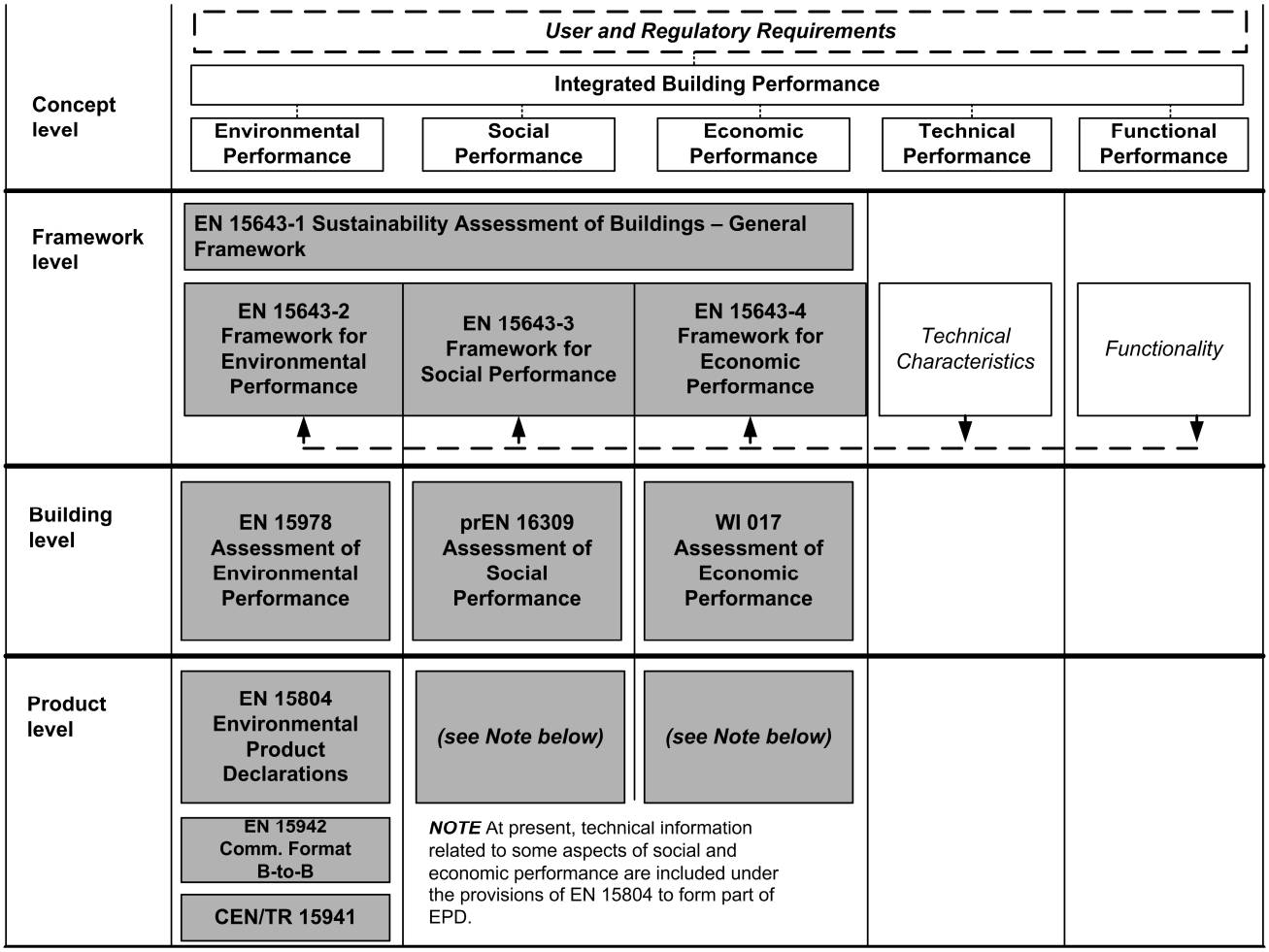


Figure 1 — The concept of sustainability assessment of buildings

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

In concept, the integrated building performance incorporates environmental, social and economic performance as well as 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 therefore is 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.



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

Figure 2 — Work programme of CEN/TC 350

This framework is Part 3 of the framework standards for sustainability assessment of buildings shown in Figure 2 above. It focuses on the principles and requirements for the assessment of the social performance of a building at the “framework level”.

The first revision of the 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 the wider built environment.

1 Scope

This European Standard forms one part of a series of European Standards and provides the specific principles and requirements for the assessment of social performance of buildings taking into account technical characteristics and functionality of a building. Assessment of social performance is one aspect of sustainability assessment of buildings under the general framework of EN 15643-1.

The framework applies to all types of buildings, both new and existing, and it is relevant for the assessment of the social performance of new buildings over all stages of their life cycle, and of existing buildings to their end of life.

NOTE 1 Although all stages of the life cycle are considered in this European Standard, the choice of what is practical to cover in the implementation of this framework is the subject of the standard on “Assessment of Social Performance of Buildings –Methods”, which is under development. The first version of the Methods standard may limit the application of the framework to fewer than all life-cycle stages, depending on what methods are appropriate for European standardisation at this time. Future revisions of the Methods standard will include the assessment of social performance for other stages of the building life cycle as appropriate methods for measurement are developed and become suitable for European standardisation.

The social dimension of sustainability concentrates on the assessment of aspects and impacts of a building expressed with quantifiable indicators. The social performance measures will be represented through indicators for the following social performance categories:

— accessibility;

— adaptability;

— health and comfort;

— loadings on the neighbourhood;

— maintenance;

— safety / security;

— sourcing of materials and services;

— stakeholder involvement.

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

NOTE 2 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, building assessment and certification schemes, etc.

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