

Sustainability Certifications



On the safe side.

Qualified sustainability of property – for transparency and sustained value.

When people talk about the sustainability of buildings, they refer to the entire life cycle of a property, starting from the idea and the initial plans to the eventual conversion and possible change of use. Therefore, as an owner, an investor or even as a tenant, you should consider this topic at an early stage, ideally during the planning, if you want to build a sustainable property and to be able to use it in the future. The earlier you involve an expert for sustainable buildings in your project, the better the overall result will be. You should also aim for a certification, for instance, with LEED, BREEAM or DGNB, since you will then achieve the maximum appropriate level of certification with professional support.

Why is sustainability so important with regards to property?

- > In industrialised nations, people spend around 90 % of their lives inside buildings.
- > The energy consumption of buildings totals approximately 40 % of the total energy consumption
- > The built environment is responsible for 40 % of all CO₂ emissions
- > The construction industry produces around 30 % of all waste and also uses up many natural resources
- > The construction industry accounts for around 20 % of the total water consumption
- > When their construction materials are not properly considered, buildings are storage sites for hazardous waste

Added value for sustainable property:

Sustainability in the area of property plays a central role for the successful protection of the environment, resources and the climate. The goal of sustainable building is to protect resources, to relieve the environmental burden, to ensure the quality and value of buildings, and to give buildings a high degree of social use. A sustainable property takes at least three key attributes into account, which also represent the pillars of sustainability:

- > Ecology
- > Economy
- > Socio-culture

Differing systems of certification such as BREEAM, LEED or DGNB enable the sustainability of a building to be both measured and compared.



How your property can become more sustainable

Whether you are an investor, a building owner and/or user, and you are considering making your new or existing building sustainable or having it certified, you will find a competent personal contact in DEKRA. We will be pleased to support you and advise you during all the phases of your property's life cycle.

Advance planning/ planning

- > Selection of the best system for the subsequent certification of your property
- > Development of a pre-check in order to localise the possible certification level according to the system and the listing of the potential for optimisation

Tendering/ award of contract

- > Preparation of the tender and formulation of sustainability factors in the tender documentation
- > Approval and/or exclusion criteria for building products
- > Creation of building eco-balances, life cycle assessments, etc.

Construction phase/ project management

- > Consulting, auditing and supporting during the achievement of the partial goals which are aimed for
- > Compilation of the required proof, calculations and concepts
- > Completion of air tightness/ interior air measurements (VOC, formaldehyde)
- > Compilation of product and safety data sheets as well as environmental declarations (EPD's)

DEKRA

Everyone is talking about safety. We are doing something about it. Regardless of whether it is for information or advice, for measuring, testing or certification – we are not far away from you. Or do you know any other safety service provider who is there for you all over with such a comprehensive, standardised range of services and consistent quality?

Get an idea of our services in the field of sustainability, or talk to us personally straight away. We look forward to talking to you.

Other services you benefit from

In addition to accompanying and auditing your project for attaining a Sustainability Certificate, we also offer a range of accompanying testing and measuring services:

- > Energy audits according to DIN EN 16247-1
- > EnMS DIN EN ISO 50001
- > Technical Due Diligence
- > Air-tightness measurements of the building shell
- > IR-thermographic analysis of the building shell
- > Creation of fire safety concepts

And much more.

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