

BREEAM In Use (BIU) Glossary of terms

- **Air Quality Management Area (AQMA)** - Under the Environment Act 1995, local authorities must designate areas where the prescribed Air Quality Objectives are not likely to be met, and where members of the public might reasonably be exposed, as AQMAs.
- **Architectural Liaison Officer – (ALOs)** are able to advise Architects, Planners, Developers and other professionals on the principles of Secured by Design. Secured by Design focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards for a wide range of applications and products.
- **Biodiversity Action Plan (BAP)** - is an internationally recognized program addressing threatened species and habitats and is designed to protect and restore biological systems.
- **Building Operation** - Includes reactive building fabric maintenance, planned maintenance, and long term project maintenance work
- **Building Pressure Test** – All buildings require a certain amount of air to be exchanged to allow for the removal of pollutants, for combustion air, to alter the moisture content and create a healthy living environment. The test consists of putting a fan contained in a temporary screen into an outside door rebate and pressurising or depressurising the building whilst recording the air leakage rates.
- **Building Services** - Everything inside a building which makes it safe and comfortable to be in comes under the title of 'Building services'. A building must do what it was designed to do - not just provide shelter but also be an environment where people can live, work and achieve.
- **Building User Guide** – Aimed to improve the understanding, management and operation of buildings resulting in lower running costs and reduced CO2 emissions to the atmosphere. This will also contribute to improved occupant comfort, satisfaction and productivity. Specifically, they provide a place to record ongoing building energy performance, which should help improve energy efficiency.
- **Bunded Areas** – area capable of preventing the migration of any spillage or leakage to the surrounding environment.
- **CFCs** – Chlorofluorocarbons
- **Chartered building surveyor** - Building surveyors provide professional advice on all aspects of property and construction
- **CIBSE** – The Chartered Institution of Building Services Engineers
- **Compact Fluorescent Lamps** - It uses 75 percent less energy and lasts about 10 times longer than an incandescent bulb.
- **Condition Survey** - The surveys identify the work necessary to bring premises up to a serviceable state of repair and to rectify breaches of legislation.
- **Consent to Discharge** - If you want to discharge sewage or trade effluent directly into surface water, such as rivers, streams, canals, groundwater or the sea.
- **Discharge Consent** - Permit to discharge contaminated water from an industrial site. The permit specifies allowed contamination limits and/or permitted discharge volumes.

- **Display Energy Certificate (DEC) Rating** – A DEC provides information on a building's annual CO₂ emissions as well as an energy consumption rating that allows the public to see the overall energy efficiency of the building. The rating system is based on a scale from A – G, with A being the most efficient and G the least. The DEC is accompanied by a report detailing ways in which the building may be improved.
- **District Cooling** - systems distribute chilled water or other media to multiple buildings for air conditioning or other uses.
- **District Heating** - is the use of a centralized boiler installation to provide heat for a number of buildings.
- **Energy Performance Certificate (EPC) Rating** - An important part of the Home Information Pack is the Energy Performance Certificate (EPC). This tells prospective buyers about the energy performance of your house. Similar in look and feel to the EU energy label, this certificate gives your house a rating between A-G. This rating is awarded by an accredited Energy Assessor who visits the property to collect the relevant data and creates the certificate.
- **Environmental Policy** - An environmental policy is a written statement outlining your company's mission and driving force behind the objectives, targets and management program of your EMS.
- **Façade** - A False front.
- **Flood line** - A flood line is a line drawn on a contour plan showing the edge of the water level of a river during flood condition.
- **Fresh Air Rates** – the replacement of a quantity of air in a volume within a given period of time. This is expressed in number of changes per hour. If a house has 1 air change per hour, all the air in the house will be replaced in a 1-hour period.
- **Global Warming Potential (GWP)** - is a measurement of how much a given mass of greenhouse gas is estimated to contribute to global warming.
- **Grey Water Re-use** - involves the collection and recycling of grey water from baths/showers to re-use for toilet flushing within a property.
- **Green Roof** - is a roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane.
- **Green Walls** - is a wall, either free-standing or part of a building that is partially or completely covered with vegetation and, in some cases, soil or an inorganic growing medium.
- **HCFCs** - Hydro fluoric compounds
- **High Frequency Ballasts** – devise to enable more efficient and improved performance lighting equipment to be specified, installed and operated.
- **HVAC System** - heating, ventilating, and air conditioning system
- **Invertebrates** - An invertebrate is an animal without a backbone.
- **ISO 14001** - A standard for environmental management systems to be implemented in any business
- **Isolation Valves** - Isolation valves are used either to isolate systems when work needs to be carried out on them
- **Light Liquid Separators** - interceptor currently used within a drainage system to separate and retain accidental spillages of hydrocarbons.
- **LPG** – Liquid Petroleum Gas
- **Low Pressure Sodium Type Lamps** - are the most efficient electrically-powered light source when measured for photonic lighting conditions.
- **Luminance Levels** – Measurement of brightness of a surface.
- **LUX** – Unit of luminance of illuminations in SI system.
- **Metal Halide Type Lamps** - a member of the high-intensity discharge (HID) family of lamps, produce high light output for their size, making them a compact, powerful, and efficient light source.

- **NoX** - compounds and derivatives in the family of nitrogen oxides.
- **NSI** – National Security Inspectorate.
- **Occupancy Sensor Lighting** - Occupancy sensors will turn the lights on when they detect someone and turn them off, after an adjustable time-out period, when they no longer detect anyone.
- **Pollution Incident Procedure PPG21** - Pollution Prevention Guidelines Incident Response Planning
- **Rainwater Harvesting** – system to collect the rain which can be utilised within a building.
- **Sub metered** – A system to sell electricity to multiple tenants.
- **T5 Type Lamps** - fluorescent lamps that are 16mm in diameter.
- **T8 Type Lamps** - fluorescent lamps that are 26mm in diameter.
- **T12 Type Lamps** - fluorescent lamps that are 38mm in diameter.
- **VOC** - Volatile organic compounds
- **Waste Management Contractor** - Licensed waste carrier.
- **White Goods** - large electrical appliances (refrigerators or washing machines etc.) that are typically finished in white enamel.