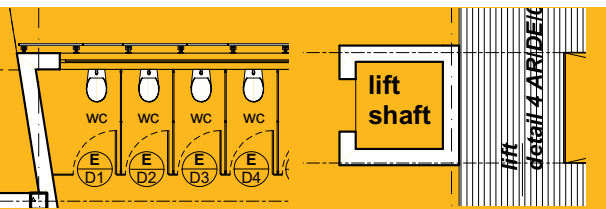


the SBAT

sustainable building assesment tool

Criteria Notes

Reference	Criteria	Description	Examples of quantified performance indicators
SO1	Occupant Comfort	The quality of environments in and around buildings has been shown to have a direct impact on health, happiness and productivity of people. Healthier, happier, more effective people contribute to sustainability by being more efficient and therefore reducing resource consumption and waste.	
SO2	Inclusive Environments	Buildings should be designed to accommodate and be accessible to everyone, or specially designed buildings need to be provided. Ensuring that buildings are inclusive supports sustainability as replication is avoided and change of use supported. It also ensures that as legislation in this area tightens, expensive retrofits are not required in order to ensure compliance	
SO3	Access to Facilities	Conventional living and working patterns require regular access to a range of services. Ensuring that these services can be accessed easily and in environmentally friendly ways supports sustainability by increasing efficiency and reducing environmental impact.	
SO4	Participation & Control	Enabling users to participate in decisions about their environment helps ensure that they care for and manage this properly. Control over aspects of their local environment enables personal satisfaction and comfort. Both of these support sustainability by promoting proper management of buildings and increasing productivity.	
SO5	Education Health and Safety	Buildings need to cater for the well-being, development, health and safety of the people that use them. Learning and access to information is increasingly seen as a requirement of a competitive work force. All of these factors contribute to sustainability by helping ensure that people remain healthy and economically active, thus reducing the 'costs' (to society, the environment and the economy) of unemployment and ill health.	

Building Performance - Social

Criteria	Indicative performance measure	Measured	Points
SO 1 Occupant Comfort		<u>Explanatory notes</u>	4.0
SO 1.1 Daylighting	% of occupied spaces that are within distance 2H from window, where H is the height of the window or where there is good daylight from skylights	80	0.8
SO 1.2 Ventilation	% of occupied spaces have equivalent of opening window area equivalent to 10% of floor area or adequate mechanical system, with upolluted air source	80	0.8
SO 1.3 Noise	% of occupied spaces where external/internal/reverberation noise does not impinge on normal conversation (50dbA)	80	0.8
SO 1.5 Thermal comfort	Tempreture of occupied space does not exceed 28 or go below 19oC for less than 5 days per year (100%)	80	0.8
SO 1.5 Views	% of occupied space that is 6m from an external window (not a skylight) with a view	80	0.8
SO 2 Inclusive Environment		<u>Explanatory notes</u>	4.1
SO 2.1 Public Transport	% of building (s) within 400m of disabled accessible (20%) and affordable (80%) public transport	90	0.9
SO 2.2 Information	Comprehensive signage provided (50%), Signage high contrast, clear print signage in appropriate locations and language(s) / use of understandable symbols / manned reception at all entrances (50%)	80	0.8
SO 2.3 Space	% of occupied spaces that are accessible to ambulant disabled / wheelchair users	80	0.8
SO 2.4 Toilets	% of occupied space with fully accessible toilets within 50m along easily accessible route	80	0.8
SO 2.5 Fittings & Furniture	% of commonly used furniture and fittings (reception desk, kitchenette, auditorium) fully accessible	80	0.8
SO 3 Access to Facilities		<u>Explanatory notes</u>	4.5
SO 3.1 Children	All users can walk (100%) / use public transport (50%) to get to their childrens' schools and creches	90	0.9
SO 3.2 Banking	All users can walk (100%) / use public transport (50%) to get to banking facilities	90	0.9
SO 3.3 Retail	All users can walk (100%) / use public transport (50%) to get to food retail	90	0.9
SO 3.4 Communication	All users can walk (100%) / use public transport (50%) to get to communication facilities (post/telephone/internet)	90	0.9
SO 3.5 Exercise	All users can walk (100%) / use public transport (50%) to get to recreation/excercise facilities	90	0.9
SO 4 Participation & Contro		<u>Explanatory notes</u>	4.6
SO 4.1 Environmental control	% of occupied space able to control their thermal environment (adjacent to openable windows/thermal controls)	90	0.9
SO 4.2 Lighting control	% of occupied space able to control their light (adjacent to controllable blinds etc/local lighting control)	90	0.9
SO 4.3 Social spaces	Social informal meeting spaces (parks / staff canteens / cafes) provided locally (within 400m) (100%)	100	1.0
SO 4.4 Sharing facilities	5% or more of facilities shared with other users / organisations on a weekly basis (100%)	100	1.0
SO 4.5 User group	Users actively involved in the design process (50%) / Active and representative management user group (50%)	80	0.8
SO 5 Education, Health & Sa		<u>Explanatory notes</u>	4.2
SO 5.1 Education	Two percent or more space/facilities available for education (seminar rooms / reading / libraries) per occupied space (75%). Construction training provided on site (25%)	100	1.0
SO 5.2 Safety	All well used routes in and around building well lit (25%), all routes in and around buildings visually supervised (25%), secure perimeter and access control (50%), No crime (100%)	80	0.8
SO 5.3 Awareness	% of users who can access information on health & safety issues (ie HIV/AIDS), training and employment opportunities easily (posters/personnel/intranet site)	80	0.8
SO 5.4 Materials	All materials/components used have no negative effects on indoor air quality (100%)	80	0.8
SO 5.5 Accidents	Process in place for recording all occupational accidents and diseases and addressing these	80	0.8

