

# BS40101 consultation event – 12<sup>th</sup> July

1500hr to 1730 hr



## Agenda

Information

Via Zoom – link via email to registrants.

## Agenda

3.00 Welcome and Introductions.

George Martin & Dr Kerry Mashford

3.15 Questions for the panel

- i) Why is BPE important to you? Personally / company / sector?
- ii) What is THE most important part of the BPE document?
- iii) What needs to be improved / clarified / developed or what are your concerns?

3.30 Scope

- i) Is the general scope ok?
- ii) Should there be more focus on health & well-being for occupants?

3.45 The approach

Explanation of the BPE Schematic (Figure 1 from BS40101 documentation, see below) from Zack Gill co author.

- Early-occupation BPE
- In-use BPE
- Investigative BPE

4.05 Discussion on the approach

- i) Is the approach at three levels correct?
- ii) Does Figure 1 the schematic make sense/ is the diagram useful/ does it convey the correct information?
- iii) Should there be an initial screening process? What should this entail (Figure1?)? Should this be on all buildings?

4.15 coffee break and join one of the pre-allocated breakout rooms, as requested at booking

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#### 4.20 Sampling requirements

Facilitator to explain the Sampling Requirements in Table 1 & Figure 1 (see below) i.e. screening on 100% and more detailed testing on a representative sample.

Discussion questions within breakout rooms

- i. Are the sampling percentages correct?
- ii. Is it reasonable to expect industry to adopt these levels of testing?
- iii. Will the requirements be different for different sectors e.g small-scale vs large-scale, new build vs retrofit, commercial vs residential?

#### 4.40-4.50 Feedback from breakout rooms

#### 5.00 Other questions plus wider Q&A

- i) Discussion around the term EVALUATOR. Training/ accreditation needs?
- ii) Evaluation against a design or evaluate against absolutes (good practice)? E.g., Part L 2013 vs zero carbon. Is this different for different audiences e.g., occupants vs regulators?
- iii) Data collection – standardized format (Appx F)? No requirement for publishing?

#### 5.20 Summary & close

Including brief description of means to respond to the consultation.

#### Panel members

Elanor Warwick, Clarion Homes    Luke Smith, BTS    Julie Godefroy, CIBSE  
Dave Kieft, EFT    Doug Drewniak, Willmott Dixon  
Kerry Mashford, Ecology Building Society    Chris Morgan, John Gilbert Architects

#### Link to full documentation

Access requires login or registration. Registration is not onerous.

<http://standardsdevelopment.bsigroup.com/projects/2020-03334>

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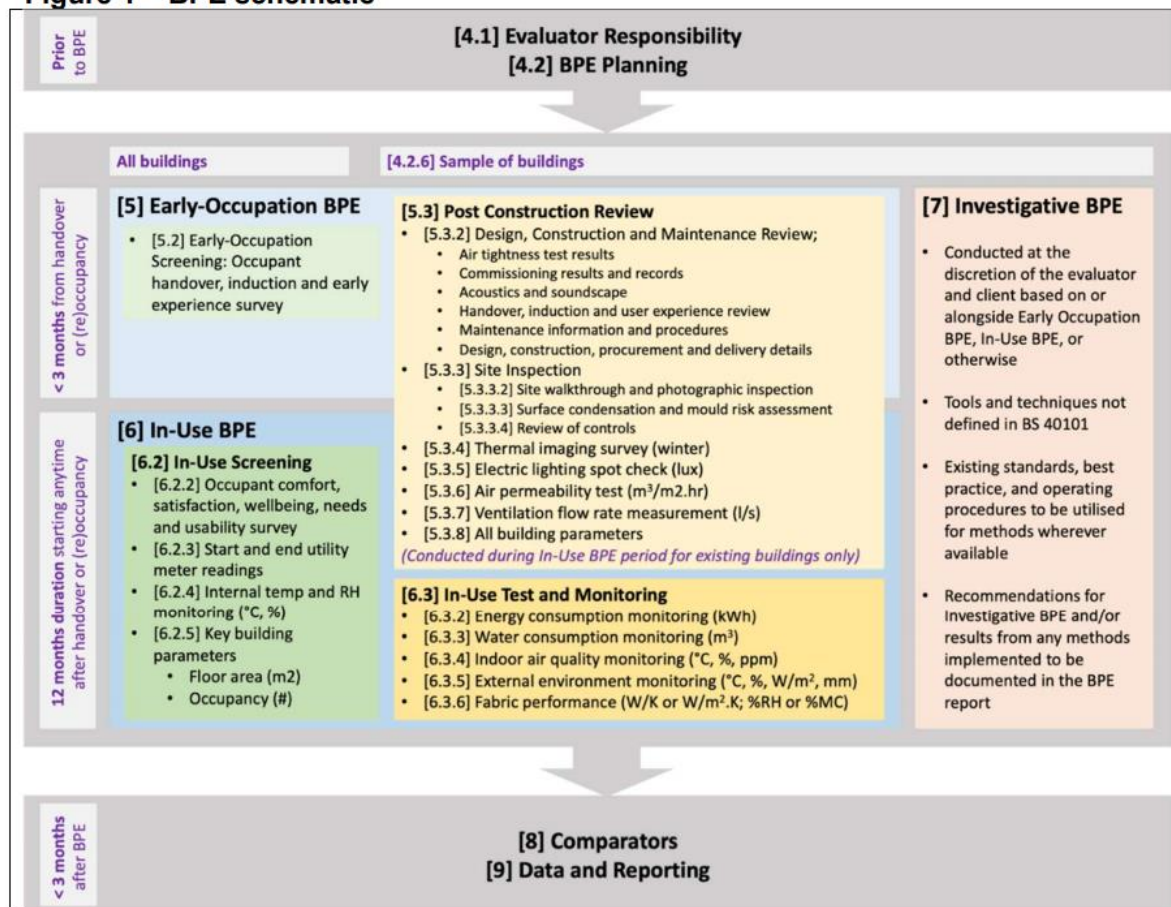
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Reference information

Figure 1

This figure appears in the documentation of BS40101 and is referenced in the current agenda.

**Figure 1 – BPE schematic**



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Table 1

This table appears in the documentation of BS40101 and is referenced in the current agenda.

*NOTE 2 When calculating the total sampling rate required, the sampling ratios in Table 1 are cumulative such that the sample size for any cohort is made up as follows: 25% of the first nine properties, plus 20% of the next 10 properties, plus 15% of the next 30 properties etc. according to the percentages set out in the table.*

**Table 1 – Sampling requirements in cohort studies**

Number of buildings in development (domestic and non-domestic)	% Properties for sampling (rounded up)	Example	
		Number of buildings/units or comparable rooms	Number of buildings/units or comparable rooms sampled
Buildings/units in cohort (Domestic and non-domestic) or comparable rooms in building (non-domestic)	% Buildings/units for sampling or % comparable rooms for Sampling (both rounded up)		
1 – 9	25%	1	1
10 – 19	20%	10	3
20 – 49	15%	20	5
50 – 99	5%	50	10
≥100	2%	100	13

*NOTE This table applies to buildings with rooms of similar use (e.g. a hotel), but for other types of buildings the evaluator needs to justify an approach that ensures a representative evaluation strategy is applied for different room uses.*

*NOTE 3 Figure 2 shows the relationship between the calculated sampling rate and the number of buildings (or rooms) in the development.*

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## Template for response to the consultation

Date: 24/06/2021		Document: BS 40101 PUBLIC CONSULTATION						
No	Comment submitted by	Clause/Subclause/Annex	Para/Fig/Table/Note	Type of comment	Comment (justification for change)	Proposed change	Editorial comments (if any)	Committee decision
11.								

## Responding to the consultation online

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**equivalent skills and hence buildings that could reasonably be expected to exhibit the same performance**

*NOTE 1* I.e. same basic design and construction/manufacturing and installation method, same servicing, constructed/erected by same contractor, same development/location, same phase of development/batch of production.

**3.5 comparator** [Add/View comments \(0\)](#)  
 design prediction, modelled design, performance specification, parameters for which thresholds are set by regulation, previous evaluation of the same building, evaluation of similar building(s), industry benchmarks

*NOTE 1* This can include essentially identical buildings, such as in standard house types, manufactured buildings, archetypal benchmarks such as Econ 19 categories for offices and age/construction/connectivity for dwellings.

*NOTE 2* A comparator is the reference against which the evaluator compares the performance of the study building that has been obtained through survey, inspection, test and monitoring and on the basis of which the evaluator evaluates the building's performance.

**3.6 CO<sub>2</sub>eq** [Add/View comments \(0\)](#)  
 carbon dioxide emissions and emissions of other greenhouse gases converted into their CO<sub>2</sub> equivalent

**3.7 derived/normalized performance parameter** [Add/View comments \(0\)](#)  
 performance indicator whose value can be derived by combining a measured or directly captured performance parameter with another and/or with published figures

*NOTE* For example, kWh/m<sup>2</sup>; CO<sub>2</sub> eq/yr.

**3.8 dwelling** [Add/View comments \(0\)](#)  
 self-contained unit of accommodation

*NOTE* Examples include a house or flat or semi-permanent unit such as a park home used by one household as a home.

**3.9 Early-Occupation period** [Add/View comments \(0\)](#)  
 first three months of a building's use following occupation or reoccupation subsequent to significant construction works

*NOTE* In the case of indivisible non-domestic buildings, occupation is taken to begin when 75% of planned/designed occupation level is reached.

**3.10 Early-Occupation BPE** [Add/View comments \(0\)](#)  
 BPE study as specified in accordance with this British Standard, carried out in the first three months following new or significant construction works

**3.11 evaluator** [Add/View comments \(0\)](#)

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