

LOW-CARBON BUILDING METHOD

V4

TM

SUPPLEMENT 2

*Additional guidance for using the Low-Carbon Building Method
on interior decoration projects*

LOW-CARBON BUILDING METHOD™

SUPPLEMENT 2

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FOREWORD

The Low-Carbon Building Method™ (the Method™) is a practical tool for people wanting to estimate the whole life embodied carbon of their building projects. This Supplement to the Method provides guidance for using the Method on interior decoration projects.

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A-GOAL & SCOPE

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PART A-GOAL & SCOPE

A1-PURPOSE

This Supplement to the Low-Carbon Building Method™ (the Method™) provides guidance for using the Method on interior decoration projects.

A2-USE OF THIS SUPPLEMENT

This Supplement shall be used on the following projects:

- Existing buildings: fit-out projects in existing buildings (Fig. 1A);
- New buildings: construction projects where the fit-out part is clearly separated from the core & shell part (Fig. 1B), i.e., the Owner has no or limited control over the decoration of the building's interior. This may happen for example on retail projects where the construction of the core & shell of the building is the responsibility of the Retailer and the decoration of the interior spaces is the responsibility of the Tenants. On such projects, the emissions of the fit-out part shall be estimated with this Supplement and the emissions of the core & shell part with the Method.

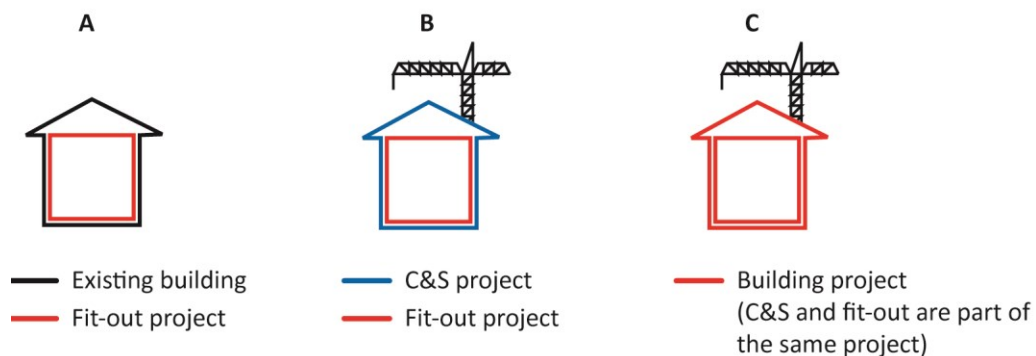


Fig. 1

On other projects, i.e., projects whose scope includes both the core & shell and fit-out of the building (Fig. 1C), all GHG emissions shall be estimated with the Method, not this Supplement. If it is the wish of the project's stakeholders however, the emissions of the fit-out part may also be estimated with this

Supplement but the emissions calculated should be reported as “additional information” in the assessment report.

Guidance is provided in Appendix for selecting the appropriate tool (this Supplement or the Method) for estimating the GHG emissions of fit-out projects depending on the type of fit-out projects.

Because of the different assumptions adopted in the Method and this Supplement, in particular assumptions regarding the service life of the project, emissions calculated with the Method and this Supplement shall be reported separately and may under no circumstances be added.

This Supplement shall be used alongside the Method and latest addenda. Where the requirements in this Supplement differ from those in the Method, the requirements in this Supplement shall take precedence.

Deviations from this Supplement to reflect particularities of the project are acceptable but shall respect the principles listed in the paragraph B3 of the Method and shall be justified.

A3-ASSESSMENT BOUNDARY

In this Supplement:

- Product: the space being decorated. This excludes the core & shell of the building.
- Functional unit: the decoration of the space, i.e., the manufacturing, distribution, installation, replacement, and disposal of the decoration materials used in the space.

This Supplement applies to:

- New project: the space is not already decorated;
- Major renovation project: the space is already decorated but is planned to undergo major re-decoration work. To be eligible in this category, spaces shall demonstrate that at least 75% by weight of the existing decoration materials are “affected” by the renovation work. This provision is intended to identify genuine decoration projects from smaller “improvement” projects. Materials are considered as “affected” by the renovation work if as a consequence of the project they are:
 - Removed from the space;
 - Reused in the space with a different function (e.g., door reused as table, etc.);
 - Recycled in a new material used in the space (e.g., glass recycled as terrazzo, etc.).

Emissions included:

All the emissions associated with the materials used on the interior decoration project (e.g., carpet, wall covering, furniture, etc.). This also includes the emissions from MEP equipment if such equipment are included in the scope of the project.



Pages 7 to 11 are not available for preview