

Testing Level(s) in the non-residential market: Analysis of helpdesk queries

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European
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Non-residential queries

14 separate Helpdesk email queries received to date, which contained in total 22 itemised questions

Project scope (1)

Minimum scope

Building description (3)

1.1 Use stage energy (1)

2.3 C&D waste (3)

3.1 Use stage water consumption (1)

4.1 Indoor air (2)

Additional recommended

1.2 Life cycle GWP (2)

2.1 Bill of Materials (1)

2.2 Life cycle tools (3)

Optional

2.4 LCA (2)

6.1 LCC (3)

Emerging types of queries

- Content/clarity of the guidance
- Improvement to entry level learning/understanding
- reporting tools

Types of queries

Content/clarity of the guidance

Query received:

2.1 BOM

- To model the existing buildings' materials "(...) A BoQ is compiled, comprising the elements accounting for at least 99% of the mass of the Building")
- Not all the information available

Helpdesk response

- The intention of 2.1 and associated indicators such as 1.2 and 2.4 are to model the life cycle of a new building or, in the case of a major renovation of an existing building, the materials used to make the renovation e.g. new windows, insulation, finishings
- The BoQ of the existing building isn't required as it originates from a previous life cycle
- To be explained better in the guidance

Types of queries

Improvement to entry level learning/understanding (1)

Query received:

2.3 C&D Waste

- Does the pre-estimated waste (demolition) refers to what will arise at the end of the lifespan of the building or only during renovation?
- What to do with the waste arising during replacements of materials during the life span? Is it construction or demolition waste?

Helpdesk response

- The pre-estimate refers to waste that may arise upon demolition of a building in order to construct a new building on the site
- Strip out of old as demolition/waste from new on site as construction
- For life cycle GWP and LCA, waste should be allocated to the use stage, modules B4 (replacement) or B5 (refurbishment).

Types of queries

Improvement to entry level learning/understanding (2)

Query received:

4.1 Indoor air

- Possible use of data obtained through a quality air inspection following UNE 171330 / 100012 standards (mandatory in Spain for tertiary buildings)?
Data for Indicator 4.1 - Design stage 1: is mainly theoretical?

Helpdesk response

- It depends on the building's project stage
- At the design stage, data need to be based on design estimates from calculations according to standardised methods or simulations
- Two standards relate to inspections carried out once a building is completed and occupied and can be useful for data/performance validation

Types of queries

Improvement to entry level learning/understanding (3)

Query received:

6.1 LCC

- Should the reference year be that of construction (2000) or all prices have to be discounted to the present (2018)?
- To consider a nominal discount rate of 3% and real prices (since inflation is already included there)?

Helpdesk response

- The reference year shall be 2015, costs for 2018 to be adjusted (deflated) using a national or EU price index
- A discount rate of 3% (adaptable at MS level) to be applied to obtain a discounted cash flow and the net present costs
- Real costs to be considered

Types of queries

Reporting tool

Query received:

Reporting tool

- Indicator 2.2.S1 Life span estimations: the level of detail in Table 1.6 (elements and components) is NOT repeated in the xls reporting tool
- For Indicator 2.2.S3 Design for deconstruction, reuse and recycling there is no option when a building part is NOT easy to disassemble or can NOT be reused or recycled

Helpdesk response

- The structure of the life span table is repeated in xls reporting tool.
- The reporting under 2.2 S1 relies on what is filled out for the 2.1 BOM.
- Parts can be added to 2.2 S1. For 2.2 S3 there is a positive list to evidence a proactive design review . Notes can be added.
- No rating is possible for 2.2 S1

Next steps

Key deadlines for testers

- Submission of assessment results
30th June 2019
- Submission of test survey response
30th September 2019

Level(s) Helpdesk

Download the Level(s) Beta v1.0 documentation

http://susproc.jrc.ec.europa.eu/Efficient_Buildings/documents.html

Helpdesk for technical queries

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