

R Q  
B P E E  
Primer



# Professional indemnity insurance

The RIBA Insurance Agency has confirmed that architects with an RIBA Insurance Agency professional indemnity insurance policy are covered to undertake Post Occupancy Evaluation/Building Performance Evaluation services, but recommend that practices that are going to offer these services inform the RIBA Insurance Agency of their intention to do so.

It should be noted that some contracts may require insurance to be maintained for 6 or 12 years (10 in Scotland) from the date of completion of services rather than practical completion.

RIBA Insurance Agency is a joint venture between the RIBA and Arthur J. Gallagher (UK) Limited: [www.architectspi.com](http://www.architectspi.com)



# List of thematic areas and activities for POE/BPE

## 1 Project Delivery

- 1.1 Design, Construction, Evaluation
- 1.2 Design, Post-occupancy Evaluation

## 2 Project Outcomes

- 2.1 Building Performance
- 2.2 Building Cost
- 2.3 Building Quality Assurance

## 3 Building Use/Occupant Behaviour

- 3.1 Air Quality, Building Load
- 3.2 Energy, Building Efficiency, Air Demand
- 3.3 Air Quality, Building Performance, Building Use, Air Quality
- 3.4 Air Quality, Building Performance

## 4 Occupant Feedback

- 4.1 Construction Quality / Performance
- 4.2 Construction Quality / Performance

## 5 Energy Use

- 5.1 Air Quality, Building Load, Air, Mechanical
- 5.2 Air, Mechanical
- 5.3 Construction, Evaluation
- 5.4 Air, Energy Demand
- 5.5 Air, Mechanical, Air, Mechanical

## 6 System Behaviour (FM's Experiences)

- 6.1 Air Quality, Health, Air, Mechanical
- 6.2 Air, Mechanical
- 6.3 Air Quality, Health, Air, Construction
- 6.4 Air, Mechanical
- 6.5 Air, Construction
- 6.6 Air, Mechanical

## 7 Environmental Performance

- 7.1 Mechanical Load, Building Load
- 7.2 Mechanical Load, Construction
- 7.3 Mechanical Load, Air Quality
- 7.4 Mechanical, Air
- 7.5 Mechanical, Air
- 7.6 Mechanical, Health, Load (Construction, Performance)

## 8 Comparisons

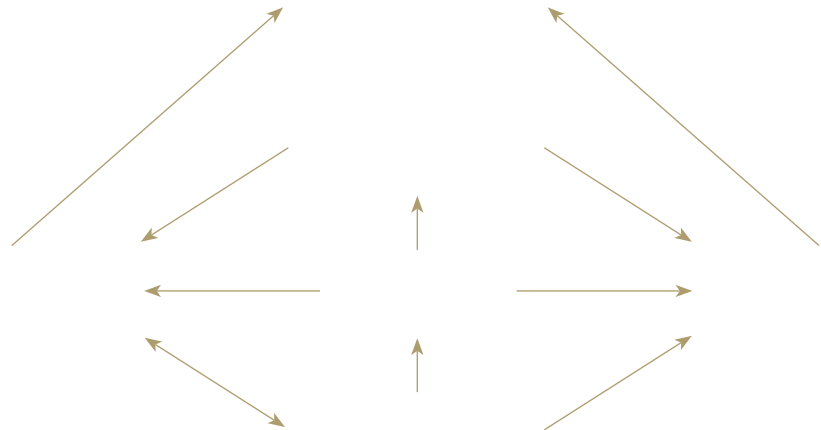
- 8.1 Construction, Building Performance, Air, Air
- 8.2 Design, Performance, Performance, Air, Air
- 8.3 Building, Air, Performance, Design

## 9 Report

- 9.1 Construction, FM, Air
- 9.2 Performance, Air
- 9.3 Overall Design, Building, Air

The schedule of activities is not an exhaustive list and some activities may overlap and some can be undertaken at the same time.

Figure 10.10: A typical schedule of activities



A BS 6800:2011 Methodology for the assessment of building energy performance (2011)

A H A E Standards 62.1 & 62.2 The Standards For Ventilation And Indoor Air Quality (2013)

A H A E Standard 55-2013: Thermal Environmental Conditions for Human Occupancy (2013)

A MA Technical Standards Measuring Air Permeability of Building Envelopes TSL1 (Dwellings) & TSL2 (Non-dwellings) (2010)

OK N. RIBA Job Book – ninth edition RIBA Publications (2013)

B RIBA, L. J. A., E. J. A Guide to Feedback and Post-occupancy Evaluation Usable Buildings Trust (2006)

B I BS 8206-2:2008 Lighting for buildings. Code of practice for daylighting (2008)

B I BS ISO 50015:2014 Energy management systems. Measurement and verification of energy performance of organizations. General principles and guidance (2014)

B I BS ISO 55000:2014 Asset Management: Overview, Principles and Terminology (2014)

B I BS EN 50491-11:2015 General requirements for Home and Building Electronic Systems (HBES) and Building Automation and Control Systems (BACS). Smart Metering. Application Specifications. Simple External Consumer Display (June 2015)

B I PAS 2050:2011 Specification for the assessment of the life cycle greenhouse gas emissions of goods and services (2011)

B I BS 8206-2:2008 Lighting for buildings. Code of practice for daylighting (2008)

B I

CIB E Commissioning Code A: Air Distribution Systems  
(1996, 2006)

CIB E Commissioning Code L: Lighting (2003)

CIB E Commissioning Code L: Lighting (2003)

CIB E Guide H: Building control systems (2009)

CIB E KS04 Understanding Controls (2005)

CIB E Commissioning Code C: Automatic Controls  
(2001)

CIB E TM39 Building Energy Management Code A: Air Distribution System EMC /Sa  
(2031)







No.	Evaluation activities	Essential activities	Comments	Standards and guides
6	System	✓	B /Q B Q F E D FM'	
6.1	A... H... A, ...		C... /FM... H... ...	CDM 2015, H... TBA P... 2013 G... (2016)
6.2	A... ...		J... (...)	CIB E G... CIB E M26, CIB E C... A
6.3	A... H... A, G... ...		J... ...	CIB E G... B
6.4	A... L... ...		J... EMC / ... 65M6( JEMC / ... (-GB)/MCID 679 6.46.4	

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