



PROPERTY MANAGEMENT
SOLUTIONS

Guideline for wood products in buildings

According to BREEAM In-Use version 6.0



PALLADIUM
OFFICES



Guidelines for wood products in buildings
Document prepared for Palladium Offices, 1. Aug. 2023

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1 Introduction

Sustainability in buildings during operation

By 2050, the entire building sector must be climate neutral. A challenge for the entire construction and real estate industry. The potential that building operation has for achieving our climate protection goals is immense and requires a targeted, holistic, and yet building-specific approach.

This Guideline for wood products in buildings has been designed as a transformation and management tool to support building operators, occupants, and users in the development of a sustainable, future-proof and climate-protection-oriented real estate strategy. By systematically considering all relevant information about the building and its actual characteristics, the utilization situation, and the actual consumption parameters, helps the system to create transparency and identify optimization potential. This minimizes risks and increases investment security. The certification can be used for entire portfolios and individual buildings, regardless of their type of use.

Palladium Praha is carrying out the certification of existing properties in the country in accordance with the criteria of the BREEAM v6 system in existing properties for the implementation of a continuous improvement process in inventory management.

Within the framework of the BREEAM certification, the present guideline has been drafted in order to make future procurement/management measures regarding wood products sustainable. The listed requirements are to be considered as a tool for the inventory holders and can contribute to an improvement of the certificate (in the context of a recertification) with documented implementation.

The evidence of implementation of the guideline must be submitted by the time of re-certification (3 years after initial certification). Details on the scope and documentation process are explained below.



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2 Materials

This category promotes the responsible use and reuse of material resources in and from the building to increase value creation and sustainability performance in building operation and at the end of the building life cycle. This is achieved by providing the operator with a better understanding of the condition and value of the property & how to maintain or enhance it.

During the operational phase of the building life cycle, considerable amounts of resources are consumed, which end up as waste at the end of their use. Many essential resources are non-renewable, and their extraction is becoming more costly and risky due to increasing scarcity. Moreover, supply chains and processing stages necessary for product manufacturing often entail social and environmental degradation, especially when raw materials are needed for product manufacturing. The United Nations Sustainable Development Goals (SDGs) include "Sustainable consumption and production" (Goal 12), with specific targets to "achieve sustainable management and efficient use of natural resources" and "significantly reduce waste generation through prevention, reduction, recycling and reuse by 2030".

2.1 Scope

This guideline contains requirements for the responsible extraction of resources that can be considered in the context of the operating phase as well as of any maintenance and expansion measures. It includes requirements for products containing wood and wood-based materials.

2.2 Aim




The aim is to promote the use of products in the building and its outdoor facilities that must be legally purchased and traded. The guideline is to be used for direct procurement by the building management and for procurement by commissioned companies (contractors).

2.3 Requirement

When procuring wood (and wood-based) products, preference should be given to those products for which one of the following certifications can be reliably demonstrated:



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Certification	
FSC-Certification (Forest Stewardship Council)	
PEFC-Certification (Programme for the Endorsement of Forest Certification)	
SFI-Certification (Sustainable Forestry Initiative)	
Another type of certification/quality assurance recognized at national level as an acceptable alternative to at least one of the above.	

In principle, only legally harvested and traded wood should be used when procuring wood (and wood-based) products in and around the property.

Legally harvested timber and derived timber products include products that originate from a forest that meets the following requirements:

- (a) The forest owner or manager holds legal rights to use the forest.
- (b) Both the forest management and any contractors comply with local and national legislation, including regulations relating to forest management. Legislation, including legislation relating to:
 - i. Forest management
 - ii. Environment
 - iii. Labor and social welfare



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- iv. Health and Safety
- v. Tenure and use rights of other parties
- vi. Payment of all relevant royalties and taxes due.

c) The criteria of the Washington Convention on International Trade in Endangered Species of Wild Fauna and Flora must be fully met.

Legally traded means that the wood or wood-based products:

- (a) in accordance with the law of the exporting country governing the export of wood and wood products, including the payment of export taxes, duties or fees.
- (b) imported in accordance with the law of the importing country governing the import of timber and timber products, including the payment of export taxes, duties or fees.
- (c) traded in accordance with legislation related to the Washington Convention on International Trade in Endangered Species of Wild Fauna and Flora, where applicable.

The responsible entity shall give preference to contractors that have an environmental management system certified by a third party to ISO 14001:2015 (or 5. D - I other certification/quality assurance recognized as equivalent nationally). It shall also provide appropriate procurement guidance.

2.4 Execution

The management of the building administration shall release the policy and require it to be used in the course of building management. In addition, the policy is reviewed and released annually.



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3 Implementation

This guideline is valid for an unlimited period of time or is in force until it is replaced by the succeeding guideline. It should be implemented and demonstrated accordingly by the time of recertification.

With my signature, I confirm that I have understood the requirements of the guideline and intend to implement them in accordance with the requirements.

Bc. Linda Erebai
Palladium Centre Manager