

2018

RTS GLT Environmental Classification



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RTS ENVIRONMENTAL CLASSIFICATION- RTS GREEN LEADERSHIP TOOL (RTS GLT)

The new RTS environmental classification system (RTS GLT) is designed for parties who are commissioning construction projects and who want to build in an environmentally responsible manner. The environmental classification system was developed for Finland, and it takes into account Finnish conditions, legislation and the diversity of the country's building stock. The RTS environmental classification is based on European standards (CEN TC 350 standards) and it brings together the common best practices in the sector in Finland, such as the Finnish Classification of Indoor Environment, the M1 classification, building life cycle indicators, Kuivaketju10, and the Green Factor tool.

The set of criteria used in the RTS environmental classification (RTS GLT) is applicable to new construction and comprehensive renovation projects, as well as to changes of usage. The set of criteria and the required verification documents can be used to steer projects of different sizes and types, such as school and nursery buildings, residential buildings, office and commercial buildings, and accommodation buildings.

The decision on whether to apply for an environmental classification is taken in conjunction with the purchase of the RT environmental tool. Projects with environmental classifications use the environmental classification symbol. The purpose of the symbol is to communicate the fact that an independent third party has inspected the project and the project meets the requirements. The symbol shows the environmental classification that was granted, from 1 to 5 stars. When a project has been certified, the project details and classification are shown on the map on this website.

Certification and auditing costs

The cost of auditing and related certification depends on the size of the project, varying from EUR 3,000 to EUR 5,000 per project up to 50 000bsqm.

web pages: <http://glt.rts.fi>



RTS ENVIRONMENTAL CLASSIFICATION CRITERIA 2016

Examine the categories in the "Set of criteria for office and service buildings 2016". This overview of the set of criteria shows the subject areas that are addressed under each criterion, along with the associated weightings. The total number of points is 100, and an extra 10 points can be awarded for innovation.



The set of criteria includes mandatory sub-areas, which are set out here as *minimum requirements*:

Classification scale	# of stars	Requirement level/Points	Minimum requirements for criteria
No classification	no stars	0 points	
*	1 star	25 points	
**	2 stars	40 points	Humidity (P2.1 and P2.2) 50% (site basic requirements) Indoor air (S1.1, S1.2, S1.4) 50% (S2 indoor air classification)
***	3 stars	55 points	+ Y2.1 40% (Energy Performance Certificate B), + P1.2 75% (Ensuring the functionality of building services), + Y1.1 30% (Carbon footprint savings 20%)
****	4 stars	70 points	+ Y1.1 50% (Building Passport and savings)
*****	5 stars	85 points	+ Only through auditing of the usage phase

The criteria will be updated in the summer 2018.

PROCESS

P1.1 Steering and management of the classification target 0/100% MAX 3 POINTS

By systematically inspecting the environmental targets set for the project in the design phase based on design and contract documentation, it is possible to ensure the end result also meets the target.

P1.2 Ensuring and monitoring the functionality of building services 0/100% MAX 3 POINTS

Building services are comprehensively monitored across various systems, and preparations are made for commissioning as early as the design phase.

P1.3 User guidance 0/100% MAX 2 POINTS

Effective knowledge transfer and guidance are promoted with the aim of ensuring that the building is used as designed.

P2.1 Managing risks related to moisture technology as part of the design 0/25/75/100% MAX 4 POINTS

The design identifies the risks of moisture on the site and the risks are managed by ensuring the functionality of design solutions.

P2.2 Managing moisture on the construction site 0/75/100% MAX 6 POINTS

Moisture damage and indoor air problems can be prevented by managing moisture technology risks during construction and by ensuring high-quality construction.

P3.1 Environmental impact of the construction site 0/50/100% MAX 3 POINTS

Managing the risks and impact of the construction site during construction.

P3.2 Cleanliness management on the construction site 0/75/100% MAX 2 POINTS

The amount of dust remaining in systems and premises after construction is complete is minimised by ensuring good construction site dust management.

FINANCES

T1.1 Life cycle costs 0/25/50/75/100% MAX 3 POINTS

Taking life cycle and maintenance costs into consideration as part of the project promotes the principle of taking into account the costs during usage and maintenance as part of the design.

T2.1 Durability 0/100% MAX 3 POINTS

Design solutions are employed to ensure the durability of common areas in the building against normal circulation and the movement of goods.

T2.2 Maintenance 0/50/100% MAX 4 POINTS

Steps are taken to ensure that the building is sufficiently maintainable, service routes are available, and problematic solutions in terms of maintenance are avoided.

T2.3 Adaptability 0/25/50/75/100% MAX 2 POINTS

Taking the adaptability of the building into consideration in accordance with the SUKE method.

ENVIRONMENT AND ENERGY

Y1.1 Life cycle carbon footprint 0/15/25/30/40/45/55/60/70/75/85/100% MAX 12 POINTS

The building's carbon footprint is used to measure carbon footprint savings throughout the building's life cycle in relation to an ordinary building.

Y2.1 Energy efficiency 10/20/30/40/50/60/70/80/90/100% MAX 8 POINTS

Evaluation of the energy efficiency of the site based on the grade awarded on the Energy Performance Certificate.

Y2.2 Measuring energy use 0/25/50/75/100% MAX 3 POINTS

Comprehensive consumption measurements and function-specific measurements of specialised systems enable effective monitoring of the building's energy use and intervention in the event of problems with systems.

Y2.3 Calculating the target consumption 0/50/100% MAX 3 POINTS

System-level energy consumption targets provide a tangible level that can be expected for the site's energy consumption during use and, when they are combined with energy metering, they accelerate the reaction time in the event of flaws in system operation.

Y2.4 Efficiency of systems 0/100% MAX 2 POINTS

The energy efficiency and regulation of systems which are not included on the Energy Performance Certificate correspond to best practices.

Y3.1 Efficiency of water use 0/100% MAX 3 POINTS

Technical systems are selected so as to ensure that water consumption in the building is not higher than warranted.

Y4.1 Constructing green spaces and managing storm water 0/50/100% MAX 4 POINTS

Promoting natural diversity and safeguarding the viability of soil and vitality of flora and taking into account the distinctive features of the local landscape while considering the structures related to managing storm water.

Y4.2 Safety and priority of cycling and walking 0/50/100% MAX 2 POINTS

Steps are taken to ensure the safety of cyclists and pedestrians on the plot. Steps are taken to promote cycling and walking by providing high-quality bicycle storage facilities and common areas.

INDOOR AIR AND HEALTH

S1.1 Thermal conditions 0/50/100% MAX 6 POINTS

Good thermal conditions have a major impact on work productivity and working capacity on the premises.

S1.2 Indoor air quality 0/50/100% MAX 7 POINTS

High-quality indoor air and sufficient ventilation guarantee a healthy indoor climate for occupants and reduce the risk of illnesses caused by the building.

S1.3 Opportunities for occupants to make adjustments 0/50/100% MAX 2 POINTS

Thermal and lighting conditions that adapt to personal preferences increase flexibility and improve satisfaction among occupants.

S1.4 Material emissions 0/100% MAX 3 POINTS

Reducing the emissions from materials used in indoor areas reduces the rate at which occupants experience symptoms and sensitisation.

S2.1 Amount of natural light 0/100% MAX 4 POINTS

Natural light has a positive effect on occupants of the premises, improving attributes such as alertness.

S2.2 Quality of lighting 0/100% MAX 2 POINTS

A sufficient amount of light and high quality of lighting guarantee safe working that does not cause the eyes to become fatigued.

S3.1 Indoor acoustics 0/50/100% MAX 3 POINTS

Good indoor acoustics guarantee a natural working environment and support the actions of occupants.

S3.2 Noise insulation 0/100% MAX 3 POINTS

Good noise insulation in structures decreases the amount of noise passing from one area to another and reduces the disruption experienced by occupants.

INNOVATIONS

I1.1 Innovations 0/20/40/60/80/100% MAX 10 POINTS

Allowance is made for the approval of innovations beyond the scope of the classification and for rewarding results that clearly surpass the requirements of the criteria.

Contact Information

RTS ENVIRONMENTAL CLASSIFICATION AUDITING

The auditors are experts authorised by the Building Information Foundation RTS to audit projects. A project's auditors cannot perform any other functions on the same project (such as project manager).

RTS arranges training for auditors. The training involves a diverse range of information related to auditing tasks, and it provides participants with the capabilities required to complete an auditing test. Participants who pass the test can become authorised RTS environmental classification auditors if they desire. RTS invites auditors to audit projects; auditors cannot select projects independently. The auditing training course is only open to participants who have completed the training course on the foundations of the RT environmental classification. Further information about training is in the news section.

RTS's classification working group processes auditing reports covering the design and construction phases, confirms the classification, and certifies the project. Certified projects are listed on the website, glt.rts.fi. If desired, the client can also audit the usage phase. Auditing of the usage phase is mandatory for five-star projects.

Contact the Building Information Foundation RTS to find out more about environmental classification for building projects.

RTS ENVIRONMENTAL CLASSIFICATION – USE OF THE TOOL

RT ENVIRONMENTAL TOOL

Taking sustainable development and efficiency into consideration during construction is valued by residents, property developers, and owners, as well as societal decision-makers. Making better use of natural resources and realising lower property usage costs incentivises investments in environmental factors when buildings are designed. The environmental classification tool makes it

easier to agree upon matters such as the energy efficiency targets of buildings and solution development.

The RT environmental tool is an electronic tool and certification programme that is lighter than LEED and BREEAM and is suitable for conditions in Finland. The tool is suited to different building types, such as office and commercial buildings, residential buildings, accommodation buildings, and school and nursery buildings. RT environmental tool provides you with a clear tool and process to steer operations during the construction process.

1. Get the tool

Initially, the construction project client procures a user licence for the RT environmental tool. The user licence is used to log in to the RT environmental tool. The tool enables property owners, environmental consultants, and designers to familiarise themselves with the environmental quality classification criteria.

2. Set a target

The client specifies the minimum targets for the environmental quality of the construction project, as well as the sub-areas where the minimum level will be achieved and the potential for the target level to be surpassed. In addition, a decision is taken to apply for RTS environmental classification. All of the target levels and weighting of the criteria are specified in the environmental tool.

The project participants are invited to review the requirement specifications for preparing solutions in accordance with the target level.

3. Enter data

The project manager sets targets for each criterion using the RT environmental tool. During the project, the client and project manager use the tool to monitor the realisation of the target level for the project. Environmental consultants can provide assistance on planning changes to the design and construction phase of the project.

The project manager inspects the reports that are produced by designers and contractors and are saved on the tool, and awards scores to them.

4. Audit the project

The auditors, who are trained experts authorised by the Building Information Foundation RTS, inspect the contents and scores of the reports saved on the tool and decide whether to grant approval. RTS's classification working group processes the auditing reports, confirms the classification, and certifies the project. RTS sends a certificate of approval to the project owner.

The RT environmental tool is:

- a clear method for deciding upon environmental targets using classification criteria
- a reliable process for identifying the sub-areas where the desired outcome will be reached
- precise process steering, which guides the project towards the targeted outcome, taking into consideration the needs of all parties

- a method for carefully realising documentation, which boosts efficiency and increases the quality of the end result
- Independent, third-part auditing provides transparency and reliability, and ensures the achieved outcome.

PROCUREMENT OF USER LICENCES, THE RT ENVIRONMENTAL TOOL and CERTIFICATION

Users of the RT environmental tool must have valid user licences. User licences can be procured by filling in the order form. When a user licence is valid, the user can log in to the RT environmental tool using a personal user licence account. A project is set up on the RT environmental tool. A user rights fee is charged for the project when it is set up. An invoice is sent automatically based on the login details.

A new project is set up on the RT environmental tool for every construction project. If a project involves several building types, such as offices and housing, separate projects are set up on the RT environmental tool for each building type, unless they can be combined due to their inherent nature. The RT environmental tool has separate sets of criteria for office and housing sites.

User licence prices per year: 1 licence: EUR 150; 5 licences: EUR 500.

USER LICENCE ORDER FORM:<http://glt.rts.fi/etusivu/rt-ymparistotyokalu/osta-rt-hankeohjaustyokalu/tilauslomake/>

PROCURING THE RT ENVIRONMENTAL TOOL

A project is set up on the RT environmental tool using a valid user account (see the user licence order form). User training is regularly arranged for all parties who use the RT environmental tool. We recommend that you attend the training before you begin using the RT environmental tool. Naturally, you can also attend the training after you begin using the RT environmental tool.

The project-specific user rights fee for the RT environmental tool is EUR 1,740 (VAT 0%). This is charged when the project is set up. See the price list.

You can also procure an unlimited right to use the RT environmental tool for one year. Please contact our sales team for information about this.

LOG IN TO THE RT ENVIRONMENTAL TOOL

Log in to the RT environmental tool using your user account here: <http://rthankeohjaus.rts.fi>

CERTIFICATION COSTS

The cost of auditing and related certification depends on the size of the project, varying from EUR 3,000 to EUR 5,000 per project up to 50 000bsqm. For larger projects the price will be calculated.

FURTHER INFORMATION FOR PARTIES TO THE ENVIRONMENTAL CLASSIFICATION

Information for environmental consultants

Environmental consultants operate as experts selected by the property developer for the projects to which they have been nominated, and they are active users of the system.

For environmental consultants, the RT environmental tool is a means of taking the project's environmental matters into consideration in a comprehensive manner and instructing designers. Environmental consultants help clients to evaluate the realisation of the project's environmental targets in the design and construction phase. They consult clients on changes to ensure that targets are reached. Environmental consultants can use the tool in the role of project manager, and they will be tasked with inspecting and awarding scores to incoming reports.

Training is arranged for environmental consultants, and when they have completed the training, they are also able to work as trainers for the RT environmental tool.

Information for designers

The client reviews the target levels for each criteria and the environmental targets for the project as a whole in conjunction with the designer and environmental consultant. Requirement specification involves defining the target level for which solutions will be designed.

Designers operate as planners of environmental matters for the projects to which they have been nominated, and they input design documents into the RT environmental tool and receive instructions from the tool. Clear targets are set for designers, who are also provided with instructions on reaching the targets. Designers also receive feedback on their work.

The classification criteria cards state the reports that the designer must produce for the client on the tool. In general, the verification documents are reports, drawings, and forms, which are widely used on construction projects. Separate form templates exist for some verification documents, such as *Checklist P3.1 Managing environmental matters on the construction site*.

The client invites designers to use the tool. Designers must have a valid personal user licence.

Training is arranged for designers, who are provided with basic information on the RTS environmental classification and the use of the RT environmental tool.

Information for auditors

The auditors, who are trained experts authorised by the Building Information Foundation RTS, inspect the contents and scores of the reports saved on the tool and decide whether to grant approval. RTS's classification working group processes the auditing reports, confirms the classification, and certifies the project. RTS sends a certificate of approval to the project owner.

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Innovation applications

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