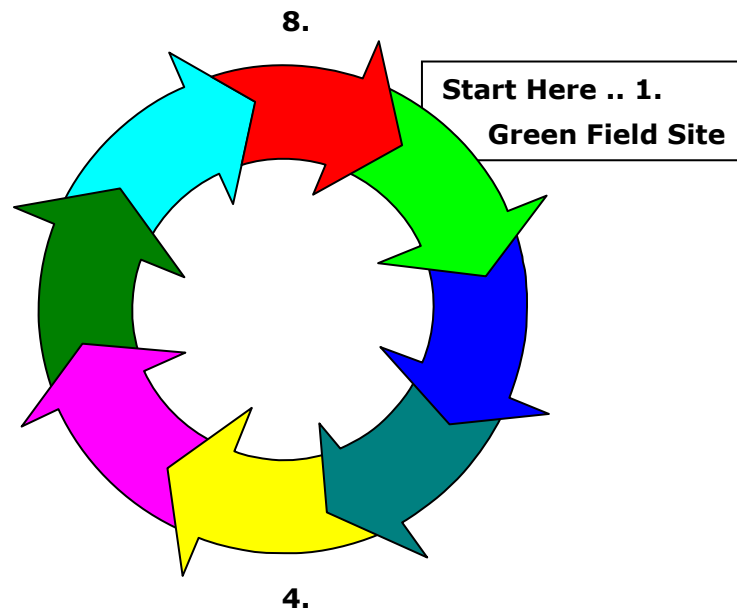


'SEED'* Building Life Cycle

* Sustainable, Environment-friendly, Energy-efficient, Development
(SDI introduced this acronym in 1995)



The many actors and disciplines involved in the European Construction Industry each have their traditional views and opinions concerning the different stages, and the duration, of a building's life cycle. Generically, however, we may identify the following Eight Segments in the complete cycle of a 'SEED' Building

1. Client's Brief, Project Feasibility & Performance Specification

- The Client/Client Organization expresses his/her/their needs, wants, desires and requirements ;
- **'TEEN'** as the Sustainable Design Response - **T**echnically-feasible, **E**conomically-viable, **E**thically-informed, **N**eed-demonstrated. SDI introduced this acronym in 2004.
- Project specific Construction Related Sustainability Performance Indicators are developed.

2. Building Design

- Sustainable Spatial Planning ;
- Sustainable Architectural, Engineering, Industrial Design ;
- Sustainable Landscape Design ;
- Sustainable e-Design.

3. Preparation for Sustainable Construction

4. Construction & Testing 'Real' Performance-in-Use

5. Building in Sustainable Use - Flexible 'Early Life'

- Sustainable Management ;
- Sustainable Maintenance, Servicing ;
- Sustainable Renovation ;
- Sustainable Alteration.

6. Building in Sustainable Use - Adaptable 'Middle Age'

- Sustainable Refurbishment ;
- Sustainable Extension.

7. Sustainable De-Construction

- Sustainable Re-Use, Re-Cycling.

8. Disposal, Final Clean-Up & Sustainable Repair of Site

'SEED' Building's Components

With adequate emphasis placed on 'Flexibility' and 'Adaptability' throughout the design stage of a building, and Quality of Construction on Site, it must be a requirement - to realize the target of a sustainable 'built environment' - that the minimum durability of a 'SEED' Building's Components will be in the order of

Structure	100 – 200yrs ;
Building Fabric	60 – 100yrs ;
Services	20 – 30yrs ;
Furniture & fittings	10 – 20yrs.

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