Senate PROPERTIES

	NEEDS ANALYSIS	PROJECT PLANNING	BUILDING DESIGN	BUILDING	USE
USER	Environmental policy and strategy	Environmental values	Suunnitelmien hyväksyminen		Use based on environmental know-how
OWNER		Environmental objectives	Evaluation and selection of implementation alternatives		Environmental classification of the project
BUILDER	Environmental impact of siting and layout alternatives	Project specific environmental goals	Goals realization assessment 1	Duties for the constructors	Goals realization assessment 2
DESIGNERS CONSTUCTORS MAINTENANCE MATERIAL AND PRODUCT INDUSTRY	Environmental impact assessment		Environmental and health requirements concerning materials, products and systems Environmental report Life cycle planning Nominal energy consumption values LCC calculations LCA calculations	Implementation based on environmental know-how, reducing the environmental loading of site Environmental declarations on products	Commissioning inpections and reviews Maintenance book; life cycle, energy consumption and product data Final report

DECISION OF PROJECT

DECISION OF INVESTMENT

DECISION OF BUILDING

DECISION OF FINISHING THE PROJECT