



SOC1.6

# Quality of indoor and outdoor spaces



## Objective

Our objective is to provide building users with high-quality indoor and outdoor spaces that accommodate as wide a variety of recreational and functional uses as possible and increase the sustainability of the property and the comfort of all users for a long time to come.

## Benefits

Buildings with high-quality spaces boost the health and happiness of their users and residents, and promote social interaction. This significantly improves the building's utility value.

## Contribution to overriding sustainability goals

CONTRIBUTION TO SUSTAINABLE DEVELOPMENT  
GOALS (SDGS) OF UNITED NATIONS (UN)

CONTRIBUTION TO THE GERMAN  
SUSTAINABILITY STRATEGY



Low

4.2.a/b Provisions for families



## Outlook

This criterion assesses the quality of spaces both inside and outside the building. In practical terms, serious deliberations are under way regarding the extent to which the quality of spaces should remain in a criterion in the future for the purposes of assessment, or whether it would be advisable to assess indoor and outdoor spaces separately.

## Share of total score

	SHARE	WEIGHTING FACTOR
<b>Office</b> <b>Hotel</b> <b>Assembly buildings</b>	<b>2.0%</b>	<b>2</b>
<b>Education</b>	<b>1.8%</b>	<b>2</b>
<b>Residential</b>	<b>2.1%</b>	<b>2</b>
<b>Consumer market</b> <b>Shopping centre</b>	<b>2.3%</b>	<b>2</b>
<b>Department stores</b>		
<b>Logistics</b> <b>Production</b>	<b>5.4%</b>	<b>5</b>



# EVALUATION

This criterion assesses how the quality of spaces is to be evaluated. The topics addressed are as follows: spaces designed to facilitate communication, additional provisions for users, family-friendly, child-friendly and senior-friendly design, interior access and circulation areas, design of the outdoor space, outdoor areas and fixtures and equipment. The amount of possible points adds up to more than 100 points; however, there is a maximum of 100 points that can be awarded in this criterion.

NO. INDICATOR	POINTS
<b>1 Indoor spaces to facilitate communication</b>	
<b>1.1 Communication zones of primary use</b>	<b>Max. 15</b>
<ul style="list-style-type: none"> <li>■ Various communication zones, e.g. open meeting areas or meeting zones, conditioned atria and inner courtyards, alcoves as meeting points.                      For <b>Residential</b>: In residential buildings, primarily communal facilities and communication zones, e.g. seating, common rooms, multipurpose rooms as part of the units.                      For <b>Shopping centre</b> <b>Assembly buildings</b>: there are primarily flexible and versatile internal activity areas available.</li> <li>■ Interior design that facilitates and promotes communication, e.g. by means of glass door and wall elements: transparency allowing a direct view of multiple rooms (e.g. learning areas, recreation rooms).</li> </ul>	<p>+10</p> <p>+5</p>
<p>Re 1 <b>INNOVATION AREA</b></p> <p><b>Forward-thinking space concepts:</b> Rooms or zones that facilitate or promote communication by means of tailored solutions.                      Space concept for innovative living, working, residential, teaching and learning environments that offers a wide range of different uses and fulfils the needs and requirements of the residents/staff/users/guests and the activities that take place within the building, and affords optimal flexibility and economic viability (e.g. a lounge for creative work, provisions for demand-based residential, supply, service and amenity concepts, technology-based services to assist elderly people with their day-to-day life, "networked living", desk sharing, open spaces for educational concepts with open teaching formats, etc.).</p> <ul style="list-style-type: none"> <li>■ For each innovative communication configuration (in accordance with the indicators under 1.1)</li> </ul>	<div style="text-align: center;"> </div> <div style="background-color: #e0f2f1; padding: 5px; display: inline-block;"><b>As in 1.1</b></div>

## 2 Additional provisions for users

<b>2.1 Additional provisions/services</b>	<b>Max. 15</b>
<ul style="list-style-type: none"> <li>■ Additional provisions, multipurpose rooms or common rooms, e.g. cafeteria, gym, library, spa, sauna</li> </ul> <p>Also in <b>Shopping centre</b> <b>Consumer market</b> <b>Assembly buildings</b>;</p> <ul style="list-style-type: none"> <li>■ Lockers as storage and / or garderobes for customers and / or visitors</li> </ul> <p>Also in <b>Residential</b>:</p> <ul style="list-style-type: none"> <li>■ Common rooms are accessible to all users</li> </ul>	<p>+10</p>



- Combination of extensive washing and/or drying areas as communal areas promoting communication – in residential buildings, this may mean not having connection points for washing machines in dwellings.

## 2.2 Navigation/information

- Navigation system (e.g. signage, information boards/columns), +5
- Presence of an information desk that is integrated into the overall interior design concept and is manned by a member of staff (during the opening/certain hours), e.g. in shopping centres, consumer markets, large housing developments, office complexes, etc.

## Re 2 INNOVATION AREA

Alternative, tailored solutions that constitute additional provisions for users or assist with navigation/provide information, e.g. cradle-to-cradle concept for innovative communal washing machine use and management.

- For each solution (in accordance with the indicators under 2.1 and 2.2)



As in 2.1  
and 2.2

## 3 Family-friendly, child-friendly and senior-friendly design

### 3.1 Provisions for families in the building

Max. 20

- Childcare facilities +5
- Rooms with baby changing facilities and separate breastfeeding rooms/areas (tailored to the individual scheme) +5
- Children's play areas (without childcare) +5
- Senior citizens' recreation and entertainment areas (e.g. areas for playing parlour games) +5
- Parking areas include a number of designated parking spaces for families, with dimensions to accommodate the additional needs of families (width  $\geq 2.7$  m), that allow the vehicle to be easily loaded and unloaded +5

Also in: **Hotel**

- At least 5% of the rooms are family-friendly and feature a baby changing table, children's bed, facilities for preparing food and blackout roller blind. (At least three of these features should be provided). +5

## Re 3 INNOVATION AREA

Explanation: Innovative, bespoke solutions with a family-friendly design.



As in 3.1

## 4 Quality of interior access and circulation areas

Max. 10

### 4.1 Quality of interior access and circulation areas

The following or similar features have been provided in the access and circulation areas:

- Areas that open out, galleries, alcoves, stairways that are sufficiently wide and offer sufficient open space vertically to allow communication between people on different storeys, entrance stairways, seating (e.g. suitable projecting elements, steps, benches and similar).
- Daylight shines into the access and circulation areas.
- Doorways opening into exterior spaces, e.g. balconies, roof terraces, atria,



etc., are provided.

- Access and circulation areas have stricter thermal, acoustic or soundproofing requirements to allow for flexible use of these areas.

Number of features provided:

- 3 5
- ≥ 5 10

Re 4 **INNOVATION AREA**

Explanation: Innovative, tailored solutions that transform access and circulation areas into pleasant spaces that fit their purpose.



As in 4.1

**5 Outdoor facility design concept**

**5.1 Design concept for the outdoor facilities** **Max. 20**

5.1.1 The design concept integrates the clever use of materials, lighting, navigation, greening and the necessary technical installations, or there is a design guide with an outdoor facility programme that has been implemented in all the outdoor spaces (open space plan, conceptual models and building specifications, and possibly also additional, detailed plans). +10

5.1.2 Quality of outdoor areas

- Connecting building areas with the goal of creating social spaces and building a sense of community +5
- Playgrounds with high-quality equipment +5
- Green spaces and parks that are easily accessible +5
- Technical infrastructure that is part of the user experience, e.g. visible, aesthetically pleasing water circulation systems +5
- Auxiliary facilities are integrated into the design (waste disposal sites, bicycle storage facilities, underground garage ventilation, etc.) +5
- Social control of outdoor areas is afforded by means of linkages between the building and the outdoor space +5

**6 Outdoor areas**

**6.1 Roof surfaces** **Max. 25**

- > 10% of the roof surface areas (but at least 5 m<sup>2</sup> of usable area) are outdoor spaces available to the building users +5

In: **Shopping centre** **Logistics** **Production** **Assembly buildings**

- > 1% of the roof surface area

**6.2 Façade**

- Balconies, loggias or conservatories with at least 3 m<sup>2</sup> of usable area per unit +5
- Façade greening over > 10% but at least 20 m<sup>2</sup> in total +5



### 6.3 Outdoor space (ground level)

- Communal outdoor seating areas or terraces, atrium (not conditioned) or inner courtyard with spaces where users from all over the building can spend time +10
- At least 80% of all classrooms and other rooms in a building have doors that provide access to the outdoors, allowing the adjacent outdoor areas/roof surfaces to be used +10

#### Re 6 INNOVATION AREA

Explanation: Innovative, tailored solutions that allow the building's users to use the outdoor area.



As in  
6.1–6.3

- For each solution (in accordance with the indicators under 6.1 till 6.3)

## 7 Fixtures and equipment

### 7.1 Fixtures and equipment in the usable outdoor areas

Max. 10

- Fixed seating and/or loungers
- Movable seating and/or loungers
- Weatherproof outdoor furniture for lunch breaks, including tables and chairs
- Power supply for outdoor workstations and workspaces
- Fixed fitness and exercise equipment
- Open green spaces that people can spend recreation time in
- Water features
- Shelter that protects against weather
- Wind protection measures
- Protection from the summer sun in the form of trees or fixed, rigid or movable shading systems
- Other fixtures or equipment that increases comfort for the user groups in outdoor areas

Number of features provided:

- 3 5
- ≥ 5 10

#### Re 7 INNOVATION AREA

Explanation: Innovative, tailored solutions that increase comfort of the building users or user groups using the outdoor area.



As in 7.1



## SUSTAINABILITY REPORTING AND SYNERGIES

### Sustainability reporting

The provisions that promote communication, the provisions for users, and the facilities for families, children and senior citizens are good key performance indicators (KPIs) to report.

NO.	KEY PERFORMANCE INDICATORS (KPIs)	UNIT
KPI 1	Number of provisions designed to promote communication	[number]
KPI 2	Number of additional provisions for users	[number]
KPI 3	Number of facilities for families, children and senior citizens	[number]

### Synergies with DGNB system applications

- **DGNB BUILDING IN USE:** High synergies with criterion SOC9.2 from the scheme for buildings in use.
- **DGNB RENOVATED BUILDINGS:** High synergies with criterion SOC1.6 from the scheme for renovated buildings.
- **DGNB INTERIORS:** High synergies with criterion SOC1.6 from the scheme for interiors.
- **DGNB DISTRICTS:** Indicators 5, 6 and 7 correspond to the content of indicator SOC1.6.2 from the schemes for urban districts and business districts.



## APPENDIX A – DETAILED DESCRIPTION

### I. Relevance

Outdoor spaces in the immediate vicinity of the building improve the general well-being of the building users, offer alternative places to work and enjoy breaks in, promote interaction between users and increase general acceptance of the building. Depending on the design of the outdoor areas, they may help improve both the urban landscape and the local environment.

### II. Additional explanation

In addition to representative and design aspects, indoor and outdoor spaces can increase the comfort of all users (tenants/owners and/or external users). Functional areas must first and foremost be designed with users' well-being in mind. These areas offer the opportunity to provide places for recreation, to communicate with others and to recuperate.

### III. Method

The quality of spaces is described by means of qualitative and quantitative indicators. The number and quality of the outdoor and indoor areas are assessed.

#### **Indicator 1: Indoor areas to facilitate communication**

##### **Indicator 1.1: Communication zones of primary use**

Examples of possible communal facilities and communication zones include open meeting rooms, conditioned atria and inner courtyards, expanded corridor areas, break areas and kitchenettes that offer a variety of seating.

##### **Indicator 2: Additional provisions for users**

Additional provisions can fulfil various functions, such as offering amenities or leisure facilities or extending facilities for specific uses. They may also extend the usage times of a building as part of the day/night cycle, which additionally may have the effect of helping to enliven the immediate local area. Additional provisions for users could be a cafeteria/canteen, gym, sauna, library, music room, living and workspaces available for hire or rent, guest accommodation, multipurpose rooms, common rooms, work rooms, extensive washing and drying rooms, and other similar provisions, that complement the main use of the building.

Navigation and information systems are also important elements for usage.

##### **Indicator 3: Family-friendly, child-friendly and senior-friendly design**

Besides social provisions, family-friendly structures within the building are another important characteristic that can be used to describe and evaluate a property. Depending on the particular use, these include, for example, childcare facilities or the provision of a company day nursery or crèche or children's play areas. Rooms with baby changing and breastfeeding facilities can also contribute to fulfilling the needs of users with young children within a building.

##### **Indicator 4: Sojourn Quality (of the interior access and circulation areas)**

Access and circulation areas should be well lit and large enough to accommodate the required use and a variety of purposes. This informal use of access and circulation areas, for example for communication, taking a break or other





activities, is a growing trend. The perception of space by navigation and communication, for example, is enhanced by visual linkages of the indoors and outdoors, as well as across floors. Attractive views increase the sojourn quality.

#### **Indicator 5: Outdoor facility design concept – Quality of outdoor areas**

The design concept integrates the clever use of materials, lighting, navigation, greening and the necessary technical installations, or there is a guide for designing private open spaces, which respects the individual design wishes of the residents, but also provides a framework for coherent area design. It contains information on the outdoor facility programme for all the outdoor areas (open space plan, conceptual models and building specifications, and possibly also additional detailed plans).

#### **Indicator 6: Outdoor areas**

The evaluation takes into consideration roof surfaces (roof terraces, roof gardens, greenhouses, etc.), the façade (façade elements, balconies, loggias, conservatories, etc.) and the ground-level outdoor space (atria, inner courtyards, outdoor seating areas, terraces, etc.). These open spaces should both maximise exposure to sunlight in the winter and provide adequate shading in the summer.

When evaluating the façade greening, the total coverage of the façade with greenery is taken into account. The planned coverage is the key factor here. A growth guarantee of at least two years should be contractually agreed.

#### **Indicator 7: Fixtures and equipment (in the usable outdoor areas)**

With regard to the design of the outdoor spaces, a variety of fixtures and equipment should be provided. The evaluation is based on how many of these elements have been provided.

## **IV. Usage-specific description**

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## APPENDIX B – DOCUMENTATION

### I. Required documentation

Examples of possible evidence include the following items. The documentation submitted for the evaluation of individual indicators should comprehensively and clearly demonstrate compliance with the relevant requirements. The data used must be up-to-date or, if relatively old documents/content are/is used, they must demonstrate that they continue to be applicable.

#### 1. Indoors

- Excerpts from the floor plans and sections, including spatial and functional allocation, and furnishings if appropriate
- Photo documentation
- Interior design concept for forward-thinking office design (flexibility and economic viability form part of the concept)
- Every aspect of the areas being assessed must be documented using photographs/views/sections/floor plans and a statement regarding their positive effect in accordance with the requirements of the indicator

#### 2. Outdoors

- Open space plan (possibly with detailed plans)
- Outdoor space design concept (with conceptual description or sketches)
- Plan view of the roof surfaces with information regarding the proportion used for technical installations, rooftop greenery, material and colour choice for the roofing and the usable areas
- Roof surface design concept
- Views of the building that show its design
- Site plan
- Three-dimensional visualisation (renderings, model photographs, drawings)
- Every aspect of the areas being assessed must be documented using photographs/views/sections/floor plans and a statement regarding their positive effect in accordance with the requirements of the indicator



## APPENDIX C – LITERATURE

### I. Version

#### Change log based on 2018 version

PAGE	EXPLANATION	DATE
all	General and Evaluation: scheme “Assembly buildings” has been added	16.09.2021

### II. Literature

- Sustainable Development Goals icons, United Nations/globalgoals.org