PROPOSAL FOR A NEW FIELD OF TECHNICAL ACTIVITY	
Date of proposal 2011-10-13	Reference number (to be given by Central Secretariat) **ISO/TS/P 224**
Proposer AFNOR	

A proposal for a new field of technical activity shall be submitted to the Central Secretariat, which will assign it a reference number and process the proposal in accordance with the ISO/IEC Directives (part 1, subclause 1.5). The proposer may be a member body of ISO, a technical committee or subcommittee, the Technical Management Board or a General Assembly committee, the Secretary-General, a body responsible for managing a certification system operating under the auspices of ISO, or another international organization with national body membership. Guidelines for proposing and justifying a new field of technical activity are given in the ISO/IEC Directives (part 1, annex Q).

The proposal (to be completed by the proposer)

Subject (the subject shall be described unambiguously and as concisely as possible)

Sustainable Development in Communities

Scope (the scope shall define precisely the limits of the proposed new field of activity and shall begin with "Standardization of ..." or "Standardization in the field of ...")

Standardization in the field of Sustainable Development in Communities will include requirements, guidance and supporting techniques and tools to help all kind of communities, their related subdivisions and interested and concerned parties become more resilient and sustainable and demonstrate achievements in that regard.

The proposed series of international standards will thus encourage the development and implementation of holistic, cross-sector and area-based approaches to sustainable development in communities. As appears in the Program of work, it will include Management System Requirement, Guidance and Related standards.

Purpose and justification (the justification shall endeavour to assess the economic and social advantages which would result from the adoption of International Standards in the proposed new field)

Whether they are located at the local, regional or national level, in developing or developed countries, in urban or rural areas, communities, their related subdivisions and interested and concerned parties are looking for guidance in achieving resilience and sustainability. “Think global, act local” is not a mere motto to them. It is a challenge that they are increasingly called to meet in order to preserve and improve the quality of their natural and human environment and of the services they provide, while remaining competitive, efficient, and cost-effective.

Based on best practices, standards and other reference documents, the proposed series of International Standards will develop a holistic and cross-sector approach that communities, their related subdivisions and interested and concerned parties may translate into systems, guidelines, supporting techniques and tools tailored to their own features and needs.

It may contribute to, among other areas :

- Poverty reduction ;
- Social integration and community cohesion ;
- Natural resources protection and administration ;
- Negative environmental and social impacts reduction or elimination ;
- Natural, industrial and technological risks management ;
- Green-house gases emissions mitigation ;
- Community and occupational safety and health improvement ;
- Capacity-building and participatory governance enhancement.

The proposed series of International Standards will thus foster the emergence of new sustainable and resilient communities and contribute to build up existing ones.

Purpose and justification (the justification shall endeavour to assess the economic and social advantages which would result from the adoption of International Standards in the proposed new field)

As spelt out in the Justification Study, the proposed series of International Standards may be used and benefit to the following parties, particularly when they are involved, concerned or interested in land management or planning projects :

- National Government Departments and associated public agencies ;
- Regional and local governments ;
- Public and private developers and investors ;
- Dwellers, users and other interested and concerned parties.

Hence, the proposed series of International Standards will foster clarification and harmonisation of assessment and rating tools, manuals and benchmarks that are being developed around the world and bolster international consensus on a framework to help communities achieve sustainability and resilience.

Sustainable Development in Communities being a world-wide concern, the aim of the proposer is to develop standards at International level (ISO) and also to implement the results at European level with CEN in using the Vienna Agreement, with ISO Lead.

Programme of work (list of principal questions which the proposer wishes to be included within the limits given in the proposed scope, indicating what aspects of the subject should be dealt with, e.g. terminology, test methods, dimensions and tolerances, performance requirements, technical specifications, etc.) It is also possible to attach a detailed programme of work showing proposed work item titles.

The program of work will consist of a series of International Standards, that will include Management System Standards (MSS) Type A, B and C, as presented in the indicative and non exhaustive list below :

- MSS Type A

  A Management System Requirements Standard will set a series of requirements that can be used by a community to demonstrate its progress towards achieving sustainability and resilience. Within its boundaries, be they geographical, legislative, functional or even cultural, a community may include subdivisions such as business districts, residential areas, industrial zones, rural precincts, etc. containing buildings, civil engineering works and administrative, commercial or other kind of ventures, operating from its territory and seeking to achieve their own sustainable outcomes.

  NWI 1: Sustainable development in communities - Management system – Requirements

- MSS Type B

  Management System Guidance Standards will provide different types of communities and their above-referred related subdivisions as well as the organisations operating within them with additional guidance on achieving sustainability and resilience. Existing and developing standards such as those dealing with sustainability in buildings and civil engineering works, energy and water management, social responsibility and environmental performance, etc, will be taken into account whenever considered relevant.

  NWI 2: Sustainable development in communities - Management system – Business districts

  NWI 3: Sustainable development in communities - Management system - Residential areas

  NWI 4: Sustainable development in communities - Management system - Industrial parks

- MSS Type C

  Management System related Standards will give further information and guidance on related supporting tools and techniques, e.g. terminology, performance indicators and assessment, service life planning and life-cycle costing.

  NWI 5: Sustainable development in communities - Management system – Terminology

  NWI 6: Sustainable development in communities - Management system – Performance Indicators

  NWI 7: Sustainable development in communities - Management system – Performance Assessment

  NWI 8: Sustainable development in communities - Management system – Service Life Planning

  NWI 9: Sustainable development in communities - Management system – Life Cycle costing

Survey of similar work undertaken in other bodies (relevant documents to be considered: national standards or other normative documents)

To avoid redundancies and contradictions and foster clarification and harmonisation, the proposed series of International Standards will draw on existing and developing standards and other normative documents, whenever considered relevant, such as the following :

- ISO Standards

  ISO 14001 - Environmental Management System – Requirements with guidance for use

  ISO 14040 - Environmental Management – Life cycle assessment – Principles and framework

  ISO 14064 - Greenhouse gases Part 1: Specification with guidance at the organization level for quantification and reporting of greenhouse gas emissions and removals

  ISO 15392 - Sustainability in building construction – General Principles

  ISO 15686 - Buildings and constructed assets – Service Life Planning – Part 5 : Life cycle costing

  ISO 21929-1 - Sustainability in building construction – Sustainability Indicators – Framework for the development of Indicators and a core set of indicators for buildings

  ISO 50001 - Energy Management Systems – Requirements with guidance for use

- Other ISO normative deliverables

  IWA 9 : 2011 - "Framework for managing sustainable development in business districts"

- National normative deliverables

  BS 8904 - Guide to Sustainable Development of Communities

- Other reference documents

  LEED Neighbourhoods ; BREEAM Communities ; CASBEE City ; HQE Aménagement, Global City Indicators Facility, etc.

Liaison organizations (list of organizations or external or internal bodies with which cooperation and liaison should be established)

OECD, UNDP, UNEP ; CIB, World Bank, Energy Cities, ICLEI, IISBE, INTA

Other comments (if any)

AFNOR is willing to run the secretariat of the proposed Technical Committee and to appoint its Chairman. It is currently investigating the feasibility of a twinning arrangement.

Signature of the proposer Gérard MANTEL

Comments of the Secretary-General (to be completed by the Central Secretariat)

Signature Sophie Clivio
Secretary of the TMB

Justification Study for a new ISO Technical Committee in the field of "Sustainable Development in Communities" and for the development of a family of related standards

Introduction

Following the publication of ISO Guide 72 : 2001 "*Guidelines for the justification and development of management systems standards*", ISO now requires that proposals for new Management System Standards (MSS), or proposals for amendments/revisions to existing MSS, should be accepted through the justification process given in ISO Guide 72.

This paper presents a Justification Study from France for the development of a family of standards in the field of "*Sustainable Development projects in Communities*", in accordance with the ISO Guide 72 justification process.

France now requests ISO/TMB to review the proposed Justification Study.

ISO Guide 72 recommends that a Justification Study should be based on annex C of the ISO/IEC Directives, Part 1, 2001, and the general principles stated in ISO Guide 72, clause 5. Additionally, in its annex A, ISO Guide 72 lists a set of questions that should be used as the framework of the Justification Study and the criteria for justifying and assessing a proposed MSS project.

The principles given in ISO Guide 72, clause 5, are as follows:

Market relevance	Any MSS should meet the needs of, and add value for, the primary users and other affected parties.
Compatibility	Compatibility between various MSSs and within an MSS family should be maintained.
Ease of use	It should be ensured that the user can easily implement one or more MSS.
Topic coverage	An MSS should have sufficient application coverage to eliminate or minimize the need for sector-specific variances.
Flexibility	An MSS should be applicable to organizations in all relevant sectors and cultures and of every size. An MSS should not prevent organizations from competitively adding to or differentiating from others, or enhancing their management systems beyond the standard.
Technically sound basis	An MSS should be based on proven management practices or existing scientifically validated and relevant data.

Easily understood	An MSS should be easily understood, unambiguous, free from cultural bias, easily translatable, and applicable to businesses in general.
Free trade	An MSS should permit the free trade of goods and services in line with the principles included in the WTO Agreement on Technical Barriers to Trade.
Applicability of conformity	The market need for first-, second- or third-party conformity assessment, or any assessment combination thereof, should be assessed. The resulting MSS should clearly address the suitability of use for conformity assessment in its scope. An MSS should facilitate joint audits.
Exclusions	An MSS should not include directly related product (including services) specifications, test methods, performance levels (i.e. setting of limits) or other forms of standardization for products produced by the implementing organization.

A.2.1 Basic information on the MSS proposal

Proposed purpose and scope of the MSS

The proposed Management System Requirements Standard (MSS, Type A) will be the corner stone of a series of International Standards, that will foster the emergence of new sustainable and resilient communities and contribute to strengthening existing ones.

The scope of the proposed MSS reads as follows :

" Standardization in the field of Sustainable Development in Communities will include requirements, guidance and supporting techniques and tools to help all kind of communities, their related subdivisions and interested and concerned parties become more resilient and sustainable and demonstrate achievements in that regard.

The proposed series of international standards will thus encourage the development and implementation of holistic, cross-sector and area-based approaches to sustainable development in communities. As appears in the Program of work, it will include Management System Requirement, Guidance and Related standards. ".

A.2.2 Interested and concerned parties

a. National Government Departments and associated public agencies

National Government Departments and associated agencies elaborate, implement and monitor national sustainable development policies. They could use the proposed series of International Standards as a source of inspiration and guidance and a tool to corroborate the validity of their assumptions and priorities.

b. Regional and local governments

Local governments contribute to elaborate national sustainable development policies and to implement and appraise them at the field level. The proposed series of International Standards could help them improve their performance and communicate better on their achievements.

c. Public and private developers

To attain their objectives, public and private developers depend, to a large extent, on the administrative and legal environment set by national, regional and local governments and on their ability to have those governments take their concerns and priorities into consideration. The proposed series of International Standards could encourage a general consensus on a common frame and thus facilitate communication and cooperation between all concerned.

d. Investors

Investors provide an indispensable financial support to carry out sustainable development projects in communities. The proposed series of International Standards could provide them with guidance on service-life planning and life-cycle costing and help them develop more effective strategies and approaches to appraise their performance and communicate on the sustainability of their projects.

e. Dwellers and users

They are primary and often direct users of, e.g. urban, peri-urban or rural developments. The proposed series of International Standards could help them asses whether their vested interests in sustainability are taken into consideration.

f. Other interested and concerned parties

The proposed series of International Standards will help interested and concerned parties develop and follow holistic and cost-effective operational modes.

Other interested and concerned parties may include, e.g. :

- Project designers

  They realise technical surveys and monitor construction work, e.g. urban planners, architects, economists, engineers, etc.

- Builders

  They carry out the actual construction work, e.g. civil engineering works and building contractors

- Municipal services operators

  Whether public or private, they provide and maintain services, such as, e.g. transport, water, energy, facility and waste management, information and communication networks, under the supervision of a public authority at the national, regional or local level.

A.2.3 Need for an MSS

a. Definition and scope

Whether located at the local, regional or national level, in developed or developing countries, in urban or rural areas, communities, their related subdivisions and interested and concerned parties are looking guidance in achieving resilience and sustainability. Think global, act local is not a mere motto to them. It is a challenge that they are increasingly called to meet, in order to preserve and improve the quality of their natural and human environment and of the services they provide, while remaining competitive, efficient and cost-effective.

Building on best practices and existing standards, the proposed series of International Standards will develop a cross sector and holistic approach that communities, their related subdivisions and interested and concerned parties may translate into specifications tailored to their respective features and needs. It will also help them improve returns on investment, through reduced operational costs, valuation of local resources, service-life planning and life-cycle costing.

b. Concerned sectors

All sectors, e.g. energy, health, safety, transport, water, waste, etc., whether directly or indirectly involved in Sustainable Development in communities at different stages in their life-cycles, may find useful guidance in the proposed series of International Standards.

It is therefore generic and will meet the needs of various organizations, independently of their size.

c. Persistence of needs

In a context of population growth, fast increasing urbanization and scarcer resources, the needs are likely not only to last, but also to become increasingly compelling. Hence, rating tools, rating systems, assessment manuals and benchmarks are being developed all over the world. So many, actually, that communities, their related subdivisions and interested and concerned parties often feel overwhelmed. Unable to choose, they tend to develop their own rating tools, which only add to the confusion and hinder the implementation of holistic, integrated and consistent approaches.

Rather than rendering those rating tools redundant, the proposed series of International Standards ambitions to provide them with a common baseline, that they could work out and adapt to suit their respective environments and needs. Hence, it would foster clarification, harmonisation and consensus on shared best practices and, thus, contribute to make communities more resilient and sustainable.

As a matter of example, the proposed series of International Standards could contribute to, e.g. :

- Poverty reduction ;
- Social integration and community cohesion ;
- Natural resources protection and administration ;
- Negative environmental and social impacts reduction or elimination ;
- Natural, industrial and technological risks management ;

- Green-house gases emissions mitigation ;
- Community and occupational safety and health improvement ;
- Capacity-building and participatory governance enhancement.

d. Methods to determine the needs and consulted interested and concerned parties

International conferences and seminars devoted to sustainable development, sustainable buildings, green buildings, sustainable and or resilient cities, sustainable urbanization, etc. and research studies, reports, publications, rating tools, etc. are increasing all over the world.

They all attest that :

- It is urgent to evolve sustainable development approaches for communities ;
- Due to the lack of harmonisation, interested and concerned parties often resort simultaneously to several rating tools and labels. Hence, in the Business District of Paris La Défense, new buildings tend to be labelled LEED, BREEAM and HQE. The inflation of cost induced is not matched by a proportional quality raise. Besides, benchmarking is made more difficult, if possible at all.

Hence, Nils Larsson, Executive Director of the International Initiative for a Sustainable Built Environment (IISBE) emphasizes that "urban planning (especially at the micro-urban or neighbourhood level should be a priority".

e. Support and opposition to the MSS

Organisations that are known to support the proposed series of International Standards are the following :

CATEGORY	NAME
Builders	French Builders Federation (FFB) ; National Federation for Public Works (FNTP)
Public associated agency	Agency for Environment and Energy Management (ADEME)
Investors	Federation of Real Estate and Land Development companies
Municipal service operators	Veolia Environment ; GDF-SUEZ
Project designers	Space SA Architecture and Environnement
Public and private developers	EPADESA – Paris La Défense CBD, Beijing CBD, Holding Al Omrane (Casablanca CBD)

Organisations that are expected to support the MSS are the following :

- Energy cities (European Association of local authorities inventing their energy future) ;
- CIB World (International Council for Research and Innovation in Building and Construction) ;
- INTA-AIVN (International Urban Development Association) ;
- UNEP SBCI (Sustainable Building and Construction Initiative) ;
- OECD

f. Organizations that question the MSS

Dr. Brahmanand Mohanty (Asian Institute of Technology, Bangkok) doubts that a sustainable development approach for communities could be effective in India, since municipalities are weak and enjoy little autonomy from government authorities at the central or local level.

A.2.5. Value of an MSS

A.2.5.1. Value to an organization implementing an MSS

Current tools and labels often rate performances in sustainability on the basis of achievement level (obligation of result), which may not always be appropriate to local (cultural, economic, social, etc.) community features. Besides, most tools and labels seem to undervalue some indicators, such as, e.g. urban spread, working and living environment quality, occupational health, value of ecosystem services, loss of heritage, etc.

a. Benefits and costs to organizations

The proposed series of International Standards will make it easier to contrive holistic, integrated and sustainable area-based schemes that fulfil the needs of communities, their related subdivisions and interested and concerned parties and facilitate communication and collaboration between them.

More specifically, the proposed series of International Standards will contribute to, e.g. :

- generate and build up consensus ;
- evolve cross sector, multidisciplinary, life-cycle and global costing approaches ; and
- improve efficiency and sustainability.

Based on the proposed series of International Standards, Project owners, particularly regional or local governments, may find it easier to devise specifications that incorporate sustainable development objectives, in line with relevant public policies, and to establish cradle to grave monitoring systems.

As far as Project Supervisors are concerned, the proposed series of International Standards will provide them with an operational framework that will facilitate and improve their interactions with Project Owners. Besides, it will contribute to build up their skills and may lead to the emergence of new fields of activity, e.g. architect-engineers, land or urban planner-engineer, environmental or sustainable development consultancies.

Dwellers and users will also benefit from the proposed series of International Standards, as it will contribute to raise their awareness and to promote resilient, sustainable and environment-friendly life styles.

However, implementation of the proposed series of International Standards may increase the cost and the duration of projects, due to, e.g. new procedural requirements such as preliminary or impact surveys, monitoring and reporting, etc.

Expected costs and benefits of implementing the proposed series of International Standards are presented below :

PHASES	EXPECTED COSTS	EXPECTED BENEFITS
Conception	area-based / community-based resilience and sustainability baseline surveys	community priorities taken into account
	project monitoring and continual improvement procedure	inconsistencies and redundancies subsided
	multidisciplinary project team mobilization	whole life-cycle and global costing approach implemented
	involvement of interested and concerned parties in project governance	investment in sustainable development defrayed litigation risk lessened community ownership of project built up
	set of alternative options	cost-effective option selected
Operation	quality monitoring and appraisal systems	sustainable development objectives included in project specifications and carried out
	global site management	high level of performance guaranteed and validated on the basis of an internationally agreed benchmark
	regular and appropriate maintenance	project cost-effectiveness increased community stature and commercial value up-graded
End of life	deconstruction costs budgeted from inception	environmental impact abated
		cost of land reclamation reduced
		site redevelopment or conversion to other uses facilitated

b. Organisations or projects likely to benefit or be affected by the proposed series of International Standards

All land management or land planning projects, whatever their size and their use, and all communities, their related subdivisions and interested and concerned parties may benefit or be affected by the proposed series of International Standards.

c. Methods used to determine benefits and costs of the proposed series of International Standards

The impact of global ecological challenges, such as climate change, rules out business as usual as an affordable option, since the cost of conversion to more resilient and sustainable practices follows an exponential inflation curve. The more we wait, the much more we will pay ! Hence, the need, the urge, even, to follow a holistic, integrated, cross sector approach of sustainable development in communities.

This is clearly emphasized in Nicholas Stern's "Review on the economics of Climate Change" and in its further work, as illustrated in the excerpts below :

- "The benefits of strong, early action on climate change outweigh the costs ;
- The scientific evidence points to increasing risks of serious, irreversible impacts from climate change associated with business-as-usual paths for emissions ;
- The cost of adaptation to climate change increases as climate change intensifies and could raise to more than 100,000 billion dollars a year by 2020.

Some rating tools also underline the necessity of evolving integrated schemes. Hence, BREEAM Communities, in its introduction, points out that it will help developers and planners compare project proposals and improve and measure their sustainability at the planning stage and, thus, contribute to improve their cost-efficiency.

However, as mentioned above, in § A.2.3c "Persistence of needs", developers and planners around the world resort to different rating tools. Therefore, comparison between project proposals is often made difficult, if at all possible. Hence, the need for consensual baseline documents such as those included in the proposed series of International Standards.

d. Ability of the proposed series of International Standards to allow an organisation to add to, differentiate or encourage innovation of its management system beyond the standard

Communities, their subdivisions and interested and concerned parties will not only be allowed to differ, add to or go beyond the proposed series of International Standards. They will be expected to do so.

e. Third party registration / certification cost and benefits, openness to joint or parallel audits

As illustrated in the chart in § A.2.5.1.a above, the cost of quality monitoring, through e.g. third party registration / certification, is expected to be offset by the benefits it will generate.

Since the proposed series of International Standards will focus on sustainable development and resilience in communities, it will facilitate and even encourage joint or parallel audits based on International Standards dealing with specific issues, e.g. ISO 9001 on quality management, ISO 14001 on environmental management or EN 16001 on energy management.

A.2.5. Value of an MSS

A.2.5.2. Value to other affected parties

LEVEL	EXPECTED COSTS	EXPECTED BENEFITS
Local level	adaption to new physical or regulatory environment	higher standing and level of performance
	financial contribution to community project	up-graded infrastructure, e.g. public spaces, transport facilities, etc. improved economic, environmental and social environment negative impact abatement
Global level	financial resources diverted from other priorities, e.g. poverty alleviation, to support sustainable development in communities	sustainable resources management innovation, example and trend setting, emulation demonstration that sustainable development is not only feasible but also cost-effective and profitable dissemination of best practices in sustainability

Note : At the local level, parties located outside the community may still be affected by the projects it launches.

At the global level, the expected costs and benefits to other countries or to the society as a whole are to be considered.

A.2.7. Risk of incompatibility, redundancy and proliferation

There are currently no ISO or non-ISO international standards on sustainable development in communities. However, the proposed series of International Standards will build up on relevant international and national normative deliverables and related conformity assessment activities. It will also take academic or research studies, technical papers or proven practices into account.

The proposed series of International Standards will foster harmonisation on the international stage, while confirming the relevance of national or regional normative deliverables and private rating tools, systems, guidelines, etc at the national or regional level. Hence, there will be neither contradiction, nor redundancy as highlighted in §A.2.3.c above.

The proposed series of International Standards will not promote proliferation at the national or regional level or by industry sector. On the contrary, it will bolster international consensus on general principles and on their applications to various types of urban or rural communities and projects, e.g. cities, neighbourhoods, business districts, industrial parks, etc.

A.2.8. Other risk factors

There is a risk that organisations developing private rating tools, systems, guidelines, etc. may question the impact of the proposed series of International Standards on their business.

They will be invited to join the proposed Technical Committee. Hence, they will have the opportunity to confirm that their expertise and know-how are taken into account. Besides, their contribution to the first series of ISO International Standards on sustainable development in communities will give them a unique global exposure.

Communities, their related subdivisions and interested and concerned parties are likely to consider them natural counterparts in their respective countries and at their respective (national, regional or local) level and to consult them on the implementation of the proposed series of International Standards.