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, Economically-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**

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**'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 ....

<table>
<thead>
<tr>
<th>Component</th>
<th>Durability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structure</td>
<td>100 – 200yrs</td>
</tr>
<tr>
<td>Building Fabric</td>
<td>60 – 100yrs</td>
</tr>
<tr>
<td>Services</td>
<td>20 – 30yrs</td>
</tr>
<tr>
<td>Furniture &amp; fittings</td>
<td>10 – 20yrs</td>
</tr>
</tbody>
</table>

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