



The Inside Guide To GREEN STAR SA

The Green Building Council of South Africa developed Green Star SA, based on the Green Building Council of Australia's Green Star rating system, to provide the commercial property industry with an objective measurement for green buildings and to recognise and reward environmental leadership in the property industry. Each Green Star SA rating tool reflects a different market sector or phase in the building life cycle.

THE OBJECTIVES OF THE GREEN STAR SA RATING TOOLS ARE AS FOLLOWS:

- Establish a common language and standard of measurement for green buildings
- Promote integrated, whole-building design
- Raise awareness of green building benefits
- Recognise environmental leadership
- Reduce the environmental impact of development

Green Star SA covers a number of categories that assess the environmental impact that is a direct consequence of a project's site selection, design and construction.

THE NINE CATEGORIES INCLUDED IN THE GREEN STAR SA RATING TOOLS ARE:

- Management
- Indoor Environment Quality
- Energy
- Transport
- Water
- Materials
- Land Use & Ecology
- Emissions
- Innovation

The categories are divided into credits, each of which addresses an initiative that improves or has the potential to improve environmental performance. Points are awarded in each credit for actions that demonstrate that the project has met the overall objectives of Green Star SA.

Once all claimed credits in each category are assessed, a percentage score is calculated and Green Star SA category weighting factors are then applied. The category weighting factors vary across rating tools to reflect the importance of the different environmental concerns in each tool's specific market sector or building life cycle phase.

To encourage the development and spread of innovative technologies, designs and processes that could improve

buildings' environmental performance, an 'Innovation' category is included in each Green Star SA rating tool.

The following Green Star SA certified ratings are available for all projects:

- Four Star Green Star SA Certified Rating recognises - "Best Practice"
- Five Star Green Star SA Certified Rating recognises - "South African Excellence"
- Six Star Green Star SA Certified Rating recognises - "World Leadership"

While all practitioners are invited to use the Green Star SA rating tools as design and benchmarking aids, a design, project or building cannot publicly claim a Green Star SA rating unless the GBCSA has certified the rating. The GBCSA will commission one or more third-party certified Assessors to validate the project's self-rating and recommend a Green Star SA Certified Rating.

"DESIGN" VS. "AS BUILT" CERTIFICATION

A "Design" certification may be submitted for and awarded at the end of the design phase of the project. The documentation is specific only to what can be demonstrated at the design stage. The intent is that the building can then be marketed as Green Star SA certified building, having demonstrated the green building strategies to be included in the building. At the end of construction, a project may submit for and be awarded an "As Built" certification, verifying the procurement and implementation of green building strategies.

