

GREEN STAR SA ELIGIBILITY CRITERIA **DECEMBER 2008**

To be eligible for Green Star SA assessment, projects must meet each of the following four Eligibility Criteria:

1. Spatial Differentiation
2. Space Use
3. Conditional Requirements
4. Timing of certification

Eligibility Criterion 1: Spatial Differentiation

To achieve a) a meaningful result and b) send a clear message to the marketplace, Green Star SA rating tools are only applicable to distinct projects and *not to project components*.

a) Meaningful result: A holistic approach is one of the fundamental premises of Green Star SA. It is not until the whole project is considered, both in breadth (the range of viewpoints such as environmental categories) and in depth (the whole as a product of its parts, including the diversity of the building's use) that a meaningful assessment of the environmental performance can be achieved.

b) Clear message: Counteracting 'greenwash' and leveraging market benefit for those who develop environmentally superior buildings are fundamental goals of Green Star SA certification. To accomplish these goals, it is paramount that the Green Star SA Certified Rating is promoted only when fully deserved and validated by the GBCSA. If stakeholders, including the general public, cannot clearly identify what development has achieved a Green Star SA rating, the transformational power of the brand is compromised for all who have put high stakes into their market differentiation.

NB: Shared building services (Mechanical/HVAC plant, water treatment, etc.) or amenities (Waste rooms, bicycle facilities, car parks, etc.) do not affect the Building's eligibility for Green Star SA assessment.

Example A: For Green Star SA – Office v1 Rating, the building¹ must be clearly distinct from surrounding buildings, and be all of the following:

- 1) A building with a distinct street address and entry; and
- 2) A freestanding building OR fully autonomous² building that is inconsequentially³ laterally abutting or connected to existing⁴ building(s).

Spatial differentiation may be quite straightforward, as in this Example. However, it is often more complex, as whole city blocks are developed simultaneously and in tiers to accommodate an array of uses.

¹ 'The Building' is used to refer to the base building office development seeking Green Star SA certification.

² 'Fully autonomous' is defined as being able to fulfil its primary function irrespectively of the adjacent building, e.g. having separate ownership/title, entrance, etc.

³ 'Inconsequential abutting/adjacency' implies that both buildings are functionally autonomous, have distinct main entries and street addresses, and the existing building is not being refurbished or integrated with the Building (secondary circulation for convenience only is acceptable, e.g. by an air bridge or into the car park).

⁴ 'Existing' is defined as completed (as per the date of practical completion) at least 24 months prior to commencement of construction of the Building.

Example B: A freestanding building within a building complex (e.g. five buildings are developed under the same contract and do not share any structure) can be assessed under one of the below scenarios:

1) Each building assessed independently; in this case, no apportioning of compliance will occur, so the entire development/contract/specification must comply with the relevant Credit Criteria OR the Building must be differentiated as a separate project within the broader development contract in such a way that it is separated in all relevant ways, such as, but not limited to:

- a) For site definition (Ecology and Emissions categories)
- b) For project scope (Management category)
- c) For purposes of reporting on progress and addendums so that it is isolated/ protected from changes to the other buildings (all categories)
- d) For purposes of specification, i.e. performance criteria for common materials ('Concrete' or 'Steel' etc.) are set out separately for the Building and documentation is produced separately for the Building.

2) The entire development assessed as one project.

Example C: Should a new building be developed alongside an existing building, it may qualify for assessment as a BUILDING EXTENSION, if, as a minimum, it meets the following criteria:

1. Meets Eligibility Criteria 2 and 3;
2. Is an extension to the existing building;
3. The existing building can be used for other purposes as long as its primary function⁵ is not to predominately service only the extension;
4. Have full functional independence (including distinct and separate main entry and lift core);
5. Have comprehensive separation for all services and incoming mains supplies;
7. Have a distinct name;
8. AND one of the following:

- Have a different street address from the existing building; OR
- Account for at least 20% of the total GFA and be no smaller than 1,000m² UA.

The existing building does not need to have, or qualify for, a Green Star SA Certified Rating in order for the extension to be eligible.

If the supporting spaces/structures (e.g. podium or basement) are being refurbished, modified or extended during the construction works in any way, the entire scope of works must comply with the Credit Criteria for any credits claimed. No apportioning of works to the existing building will occur. The Green Star SA rating achieved by the extension will only relate to (and can only be marketed for) the extension, as will be made evident on the Certificate and logo (i.e., Green Star SA- Office Design v2 EXTENSION).

Example D: If Building meets all of the requirements in the Example C, but the existing building is being refurbished or functionally integrated with it, the entire project must undergo assessment.

Eligibility Criterion 2: Space Use

Whenever the Building has multiple uses (i.e. classifications within the Building Code of South Africa), in order to meet Eligibility Criteria 2, building uses addressed by any given Green Star SA rating tool must jointly account for at least 80% of the total building's GFA.

⁵ 'Primary function' is defined as accounting for over 50% of the GFA

Example A: For Green Star SA– Office v1 rating, the Commercial Office space must represent at least 80% of the Building’s Gross Floor Area (GFA, excluding internal car park). If Commercial Office represents less than 80% of the Building’s GFA, the following options exist:

- a) The office tenancies may be eligible for a Green Star - Office Interiors rating tool when it is developed; and
- b) The building may be eligible for Green Star - Multiple-use rating tool when it is developed.

Eligibility Criterion 3: Conditional Requirements

Most Green Star SA rating tools have one or more Conditional Requirements (such as minimal energy efficiency and protecting land of high agricultural value). Regardless of how many other credits the Building achieves, it will not be eligible for a Green Star SA Certified Rating, and for a Certified Rating, unless all of the rating tool’s Conditional Requirements have been met.

Eligibility Criterion 4: Timing of Certification

Green Star SA rating tools correspond to specific phases within a building’s life cycle, and as such, certification must be achieved within the timeframe applicable to the relevant rating tool. It is the responsibility of the project team to know the dates between which certification can be achieved, and allocate sufficient time for assessment.

- Submissions for a ‘Design’ Certified Rating can be lodged as soon as the required evidence is available and prior to commencement of construction, and the Certified Rating must be awarded within two years (24 months) of practical completion.
- Submissions for an ‘As Built’ Certified Rating can be lodged following the practical completion of the project, and the Certified Rating must be awarded within two years (24 months) of practical completion.

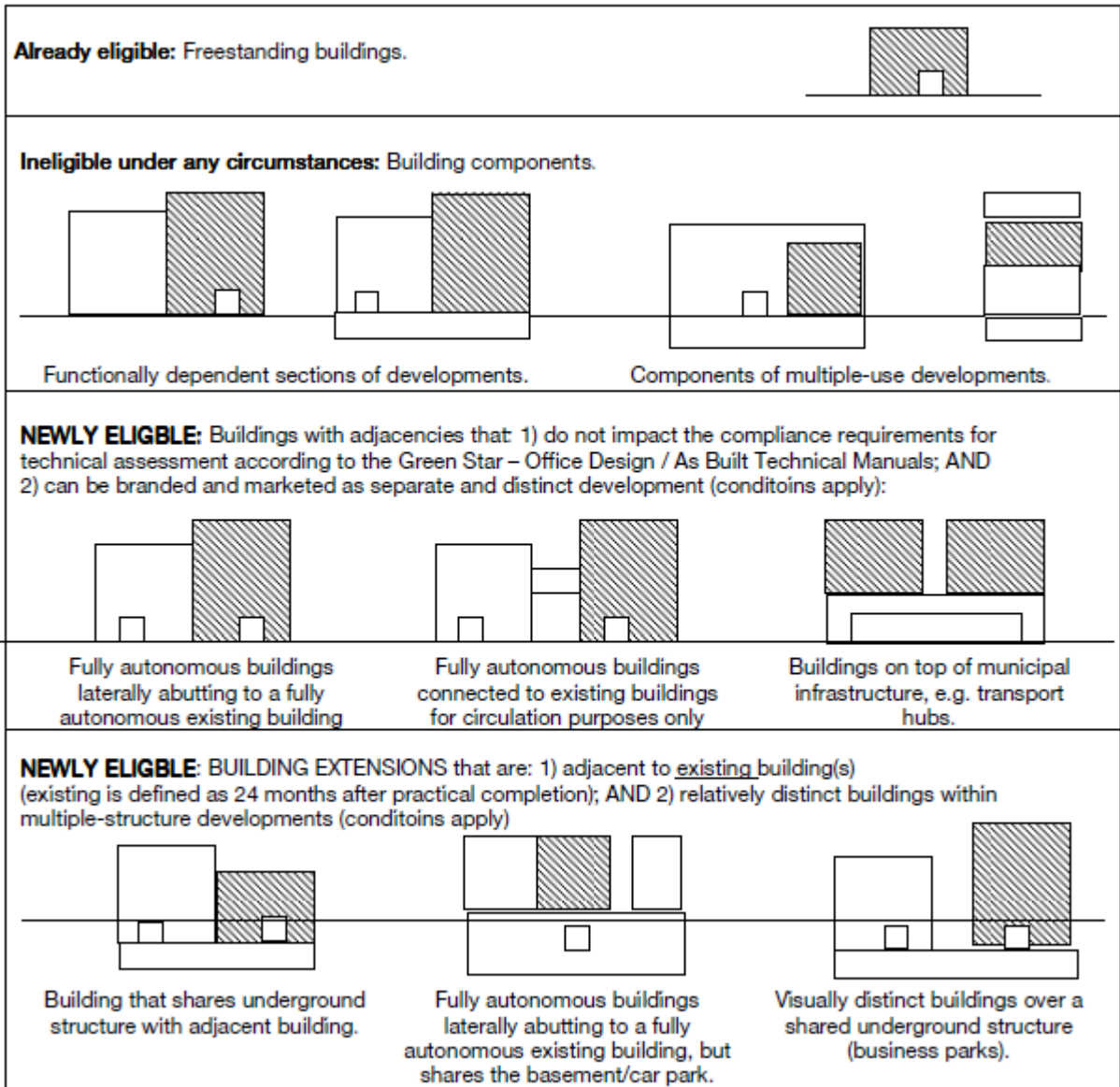
Confirming Eligibility

The GBCSA reserves the right to deny eligibility to assessment any project that is deemed to compromise the clarity of the Green Star SA message, and to revise these criteria to better achieve the goals of the Green Star SA rating tools.

It is the responsibility of each project team to check the most current Eligibility Criteria on the GBCSA website at the time of registration and to ensure that their project(s) are eligible. Whenever unsure, project teams can request an eligibility ruling from the GBCSA by forwarding a brief description of the project as it pertains to the Eligibility Criteria to greenstarsa@gbcsa.org.za.

Registration does not guarantee assessment; no project will be assessed if it is deemed ineligible against the Eligibility Criteria current at the time of registration.

Appendix A – Schematic Diagrams Describing Eligibility Criteria



APPENDIX B: Guidelines for Interdependent Projects

The following guidelines apply to any shared services and amenities, for example energy generation, refrigeration and water treatment services.

- Both shared and off-site services can contribute to a project's Green Star SA rating; however, in all cases a Credit Interpretation Request (CIR) must be submitted to initiate a GBCSA ruling on the manner in which the Certified Assessors are to evaluate compliance.
- The GBCSA supports the use of shared/centralised energy or treatment facilities (sometimes beyond the site boundary of the development being assessed). Energy, Water and Emissions credits can be achieved with a shared plant as long as the use of such facilities by the development seeking Green Star SA certification is not subject to operational uncertainty.
- For shared mechanical plants, projects must justify how the plant is apportioned; energy modelling is then conducted for the building as if it were served by a dedicated plant.
- For shared grey- and blackwater treatment facilities, projects must justify how the treatment plant is apportioned. For Wat-1 'Occupant Amenity Potable Water Efficiency', the Potable Water Calculator will estimate the potable water consumption of the building. Any project can use the manual calculations option and enter the final estimated potable water consumption in L/person/day (1 person per 15m²), taking into account reused water bought from off-site (or the use of cooling tower discharge, condenser water, etc.), and provide evidence to substantiate the offset.

As Green Star SA rating tools assess the inherent attributes of buildings, external amenities can only be rewarded if they are provided for the life of the building to the same degree of service and certainty as internal facilities. As a result, the following applies to amenities that are located on separate premises and not within the assessed building:

- The scope of assessment is not extended beyond the assessed building, i.e. the building within which the amenities are housed does not need to meet the Credit Criteria of any claimed credits; only the amenities will be assessed against the Credit Criteria of the credit towards which they contribute;
- The assessed building and the amenities must be under the same ownership and cannot change ownership separately (i.e. they are on the same title or equivalent);
- The assessed building and the amenities must be under the same management and cannot change management separately (e.g. the same facility management to ensure recycling waste storage is processed as designed);
- The amenities must be completed by the date of practical completion of the assessed building; and
- The amenities must fully meet the Credit Criteria and be documented in strict accordance with the Technical Manual.

Should any of the above conditions not be met, the external amenities cannot contribute to the building's Green Star SA rating unless a Credit Interpretation Request (CIR) is submitted and granted.