

GREEN STAR SA ELIGIBILITY CRITERIA **OCTOBER 2009**

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 meet the Spatial Differentiation criterion, the project must be clearly distinct. A Green Star SA rating must provide a meaningful result, and send a clear message to the marketplace, about a distinct project. Only distinct projects are eligible for assessment; project components are not eligible.

Shared building services (e.g. HVAC plant or water treatment) or amenities (e.g. waste rooms or bicycle facilities) do not affect the building's eligibility for Green Star assessment. For further information, refer to the 'Guidelines for Interdependent Projects' below.

The following describes projects that meet this Eligibility Criterion:

- Functionally autonomous buildings that are:
 - Freestanding; or
 - On top of public infrastructure (e.g. transport hubs); or
 - Connected to other buildings for secondary access only; or
 - Laterally adjacent to other functionally autonomous buildings; or
 - Buildings that are being extended.
- Building extensions (eligible for a BUILDING EXTENSION Rating – see 'Options for Building Extensions' below.)
- Multiple building developments (See 'Options for Multiple Building Developments' below).
- Whole fitouts.

Options for Building Extensions:

There are two options available for an assessment of a building extension:

1. The building extension and the initial building are rated as one building under the relevant Green Star SA tool (refer to the sections for the relevant rating tool for eligibility criteria for this option).
2. The building extension is rated separately and will receive a Green Star SA BUILDING EXTENSION rating if successful.
 - The Green Star 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 (e.g. Green Star SA – Office Design v1 BUILDING EXTENSION), and will not extend to the remainder of the building or any part thereof.
 - The primary building does not need to have, or qualify for, a Green Star SA Certified Rating in order for the extension to be eligible.

A project can qualify for assessment as a building extension if it meets all of the following criteria:

- a. The extension has full functional independence from the initial building;
- b. The extension has a distinct address or name, e.g. 'West Wing';
- c. The initial building's main function is not to service the extension;
- d. If the project scope includes work to the initial building, it only includes refurbishment or modification to the initial building's spaces/ structures that support the extension. If the modifications affect primary spaces/ structures in the initial building, the entire development will be deemed one building;
- e. There is a clearly defined 'Project site' used consistently throughout the submission:
 - i. For a vertical extension, the 'site' will be defined as the area occupied by the extension's footprint only; or
 - ii. For a lateral extension, the 'site' will be defined as the area occupied by the extension's footprint plus the adjacent area extending to the boundary of the site of the initial building;
- f. All Services and incoming mains supplies are separated or sub-metered (or the entire system(s) must comply with the Credit Criteria); and
- g. Either of the following attributes applies to the extension:
 - i. It has a different street address from the initial building; OR
 - ii. It accounts for at least 20% of the total GFA and is no smaller than 1,000m² GFA.

Options for Multiple Building Developments:

It is recognised that developments are sometimes split over several buildings. Such developments have the following options for Green Star assessments:

1. Single building certification, where selected campus buildings individually undergo assessment and receive individual ratings; OR
2. Single certification for multiple buildings, where all the buildings are certified at the same time and awarded one rating. Please contact the GBCSA for further information about this option.

Guidelines for Interdependent Projects:

If well-designed and operated, shared services and amenities can result in outcomes which are superior to individual solutions. The following guidelines apply to any shared services and amenities:

Energy generation, refrigeration and water treatment services

- a. Both shared and off-site services can contribute to a project's Green Star 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.
- b. The GBCSA strongly 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 certification is not subject to operational uncertainty.
- c. 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.
- d. For shared grey- and blackwater treatment facilities, projects must justify how the treatment plant is apportioned. For Wat-1 'Occupant Amenity Water', 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, condensed 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 for the relevant Green Star SA tool.

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 to the GBCSA and granted to acknowledge alternative yet equivalent compliance.

ELIGIBILITY CRITERION 2: SPACE USE

To meet the Space Use criterion, 80% of a building's Gross Floor Area (GFA) (measured to exclude internal car parks) must be comprised of space types addressed by the particular Green Star SA rating tool.

Green Star SA – Office

Buildings with a minimum of 80% of GFA (measured to exclude internal car parks) comprised of Commercial Office space (SABS 0400 occupancy class G1) are eligible for assessment under Green Star SA –Office.

Green Star SA – Retail Centre

Retail centres with a minimum of 80% of GFA (measured to exclude internal car parks) comprised of retail usage (SABS 0400 occupancy class F1, F2 or F3) are eligible for assessment under Green Star SA – Retail Centre.

For the purposes of this rating tool, retail centres are considered to be centres that include:

- More than one retail business;
- Common mall area(s);
- Some common/shared plant; and
- Shared building infrastructure among tenancies.

Retail tenancies and tenant fitouts are not eligible for assessment under Green Star SA – Retail Centre.

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 ecological value). Regardless of how many other credits the Building achieves, it will not be eligible for a Green Star SA Certified Rating, unless all of the rating tool's Conditional Requirements have been met.

For details of the Conditional Requirements for each tool, please view the rating tool or the Technical Manual for the relevant rating tool.

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.

- Submissions for a 'Design' Certified Rating can be lodged as soon as the required evidence is available and can be prior to commencement of construction. The Certified Rating can be achieved prior to practical completion and 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

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.

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