



Green Star SA - Retail Centre PILOT

RATING TOOL FACT SHEET:

ABOUT THE RATING TOOL

The Green Star SA – Retail Centre PILOT rating tool assesses the environmental attributes of new commercial retail centres as well as major base building refurbishments of existing retail centre facilities across South Africa. Retail centres are considered to be centres that include more than one retail business, common mall area, some common/shared plant and shared building infrastructure among tenancies.

The tool assigns a Green Star SA rating to the base building and its services on the basis of design potential and does not examine in-use data or operational management. Tenant fitouts are not rated under this tool.

The tool can be used to rate the environmental merits of a retail centre facility at the design phase (Design rating) as well as post-construction phase (As Built rating).

The tool is designed to be used by owners, developers and consultants (architects, engineers, quantity surveyors, project managers, building contractors etc.) to influence the design of retail centre facilities. The tool enables these stakeholders to minimise the environmental impacts of their developments and to capitalise on, and receive recognition for, their design initiatives.

TOOL DEVELOPMENT PROCESS

The Green Star SA – Retail Centre PILOT rating tool is based upon the Green Star SA – Office v1 tool as well as the Green Building Council of Australia's Green Star – Retail Centre v1. The Green Building Council of South Africa (GBCSA) staff, along with local technical consultant WSP and a voluntary Technical Working Group made up of local industry professionals, evaluated all credits for adaptation to the South African market. In addition, several new credits were added to the rating tool.

The Green Star SA – Retail Centre PILOT tool is being made available in this form to allow for feedback from users and testing of the tool. The PILOT phase will run until 19 February 2010. After this time, relevant feedback received will be reviewed and incorporated into the tool – to be released as Version 1 (v1) in early 2010, when it will be officially open for project registrations. Buildings may not register or certify until the Version 1 tool is released.

CERTIFICATION

Green Star SA – Retail Centre will award certified ratings for the following levels of achievement:

* 4 Star Green Star SA Certified Rating:
Weighted score of 45-59
Signifies 'Best Practice'

* 5 Star Green Star SA Certified Rating:
Weighted score of 60-74
Signifies 'South African Excellence'

* 6 Star Green Star SA Certified Rating:
Weighted score of 75-100
Signifies 'World Leadership'

The Green Star SA rating tools are developed to be equitable across building sectors. In other words, a 5 Star Green Star SA – Retail Centre project will exhibit a degree of industry leadership comparable to that of any other 5 Star Green Star SA project under another tool.

ENVIRONMENTAL IMPACT CATEGORIES

Green Star SA rating tools consist of eight environmental impact categories and an innovation category (see page 2). Points are awarded within each of the categories based on the building's potential to minimise its environmental impact in a range of key areas.

Please note that the Green Star SA – Retail Centre PILOT tool takes into consideration the unique development requirements and impacts of the retail centre sector. As such, the number of credits within categories and the category weightings will vary from other Green Star SA rating tools.



The table below outlines each category and credit within the Green Star SA – Retail Centre PILOT rating tool.

MANAGEMENT

- Green Star SA Accredited Professional
- Commissioning Clauses
- Building Tuning
- Independent Commissioning Agent
- Building Guides
- Environmental Management
- Waste Management
- Waste and Recycling Management Plan
- Building Management Systems
- Green Lease

INDOOR ENVIRONMENT QUALITY

- Ventilation Rates
- Air Change Effectiveness
- Carbon Dioxide Monitoring and Control
- Daylight
- Thermal Comfort
- Hazardous Materials
- Internal Noise Levels
- Volatile Organic Compounds
- Formaldehyde Minimisation
- Mould Prevention
- Places of Respite and Connection to Nature

ENERGY

- Energy - Conditional Requirement
- Greenhouse Gas Emissions
- Electrical Energy Sub-metering
- Maximum Electrical Demand Reduction
- Thermal Energy Sub-metering

TRANSPORT

- Provision of Car Parking
- Fuel Efficient Transport
- Cyclist Facilities
- Commuting Mass Transport
- Trip Reduction – Mixed-use
- Vehicle Operating Emissions

WATER

- Occupant Amenity Water
- Water Meters
- Landscape Irrigation
- Heat Rejection Water
- Fire System Water Consumption

MATERIALS

- Recycling Waste Storage
- Building Reuse
- Recycled Content & Reused Products and Materials
- Concrete
- Steel
- PVC Minimisation

- Sustainable Timber
- Design for Disassembly
- Dematerialisation
- Local Sourcing

LAND USE & ECOLOGY

- Ecology – Conditional Requirement
- Topsoil
- Reuse of Land
- Reclaimed Contaminated Land
- Change of Ecological Value
- Urban Heat Island

EMISSIONS

- Refrigerant/Gaseous ODP
- Refrigerant GWP
- Refrigerant Leaks
- Insulant ODP
- Watercourse Pollution
- Discharge to Sewer
- Light Pollution
- Legionella
- Boiler and Generator Emissions
- Kitchen Exhaust Emissions

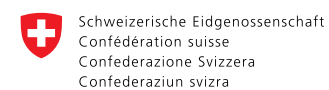
INNOVATION

- Innovative Strategies & Technologies
- Exceeding Green Star SA Benchmarks
- Environmental Design Initiatives

CATEGORY WEIGHTINGS

Management	10%
IEQ	10%
Energy	25%
Transport	12%
Water	15%
Materials	13%
Land Use & Ecology	7%
Emissions	8%
TOTAL:	100%

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