



Green Star SA - Office v1

RATING TOOL FACT SHEET:

ABOUT THE RATING TOOL

The Green Star SA – Office v1 rating tool assesses the environmental attributes of new commercial office buildings as well as major base building refurbishments of existing office facilities across South Africa.

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 fit outs are not rated under this tool.

The tool can be used to rate the environmental merits of an office 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 office 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 - Office v1 rating tool is based on the Green Building Council of Australia's Green Star - Office v3 tool. The Green Building Council of South Africa (GBCSA) staff, along with an international rating tool consultant, local technical consultant Arup 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 – Office tool was made available in PILOT form to allow for feedback from users and for testing of the tool. The PILOT phase ran until 1 September, 2008. During this time, significant feedback was received.

The GBCSA collated and incorporated all the feedback received, and the rating tool was released as Version 1 [v1] at the GBCSA Convention & Exhibition '08 on 2-4 November, 2008.

CERTIFICATION

Green Star SA – Office v1 will award certified ratings for the following levels of achievement:



4 Star Green Star SA Certified Rating
Weighted Score: 45-59
Recognises: Best Practice



5 Star Green Star SA Certified Rating
Weighted Score: 60-74
Recognises: South African Excellence



6 Star Green Star SA Certified Rating
Weighted score: 75-100
Recognises: 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 – Office v1 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 reverse). 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 - Office v1 tool takes into consideration the unique development requirements and impacts of the office 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 – OFFICE RATING TOOL

MANAGEMENT

- Green Star SA Accredited Professional
- Commissioning Clauses
- Building Tuning
- Independent Commissioning Agent
- Building Users' Guide
- Environmental Management
- Waste Management
- Airtightness Testing

INDOOR ENVIRONMENT QUALITY

- Ventilation Rates
- Air Change Effectiveness
- Carbon Dioxide Monitoring and Control
- Daylight
- Daylight Glare Control
- High Frequency Ballasts
- Electric Lighting Levels
- External Views
- Thermal Comfort
- Individual Comfort Control
- Hazardous Materials
- Internal Noise Levels
- Volatile Organic Compounds
- Formaldehyde Minimisation
- Mould Prevention
- Tenant Exhaust Riser
- Environmental Tobacco Smoke (ETS) Avoidance Energy

ENERGY

- Energy - Conditional Requirement
- Greenhouse Gas Emissions
- Energy Sub-metering
- Lighting Power Density
- Lighting Zoning
- Peak Energy Demand Reduction

TRANSPORT

- Provision of Car Parking
- Fuel Efficient Transport
- Cyclist Facilities
- Commuting Mass Transport
- Local Connectivity

WATER

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

MATERIALS

- Recycling Waste Storage
- Building Reuse
- Reused Materials
- Shell & Core or Integrated Fit-out
- 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

EMISSIONS

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

INNOVATION

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

CATEGORY WEIGHTINGS

Management	9%
IEQ	15%
Energy	25%
Transport	9%
Water	14%
Materials	13%
Land Use & Ecology	7%
Emissions	8%
TOTAL:	100%

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