

Inside Knowledge: Green Commercial Interiors

Green Building Council of South Africa
Conference and Expo
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Speaker: Digby Hall

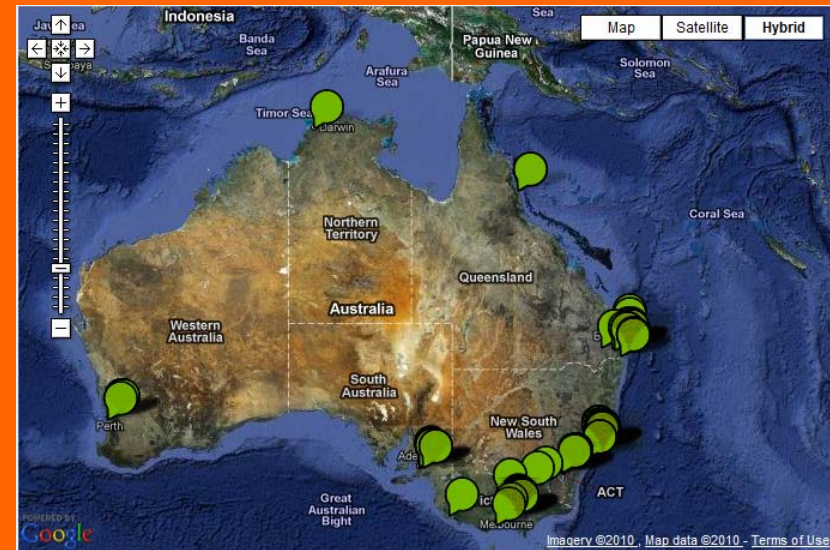
contents

- project timeline
- project setup
- concept design
- materials
- delivery
- shopping list



Green Star – Office Interiors Australia

- commercial office fit-outs
- as-built only
- 134 registered projects
- 33 certified projects
- strong focus on materials and IEQ
- informing new Green Star tools



the program

Equipment



Concept Design



Materials & Products



Commissioning



Site Selection



Design Brief & Budget



The Lease



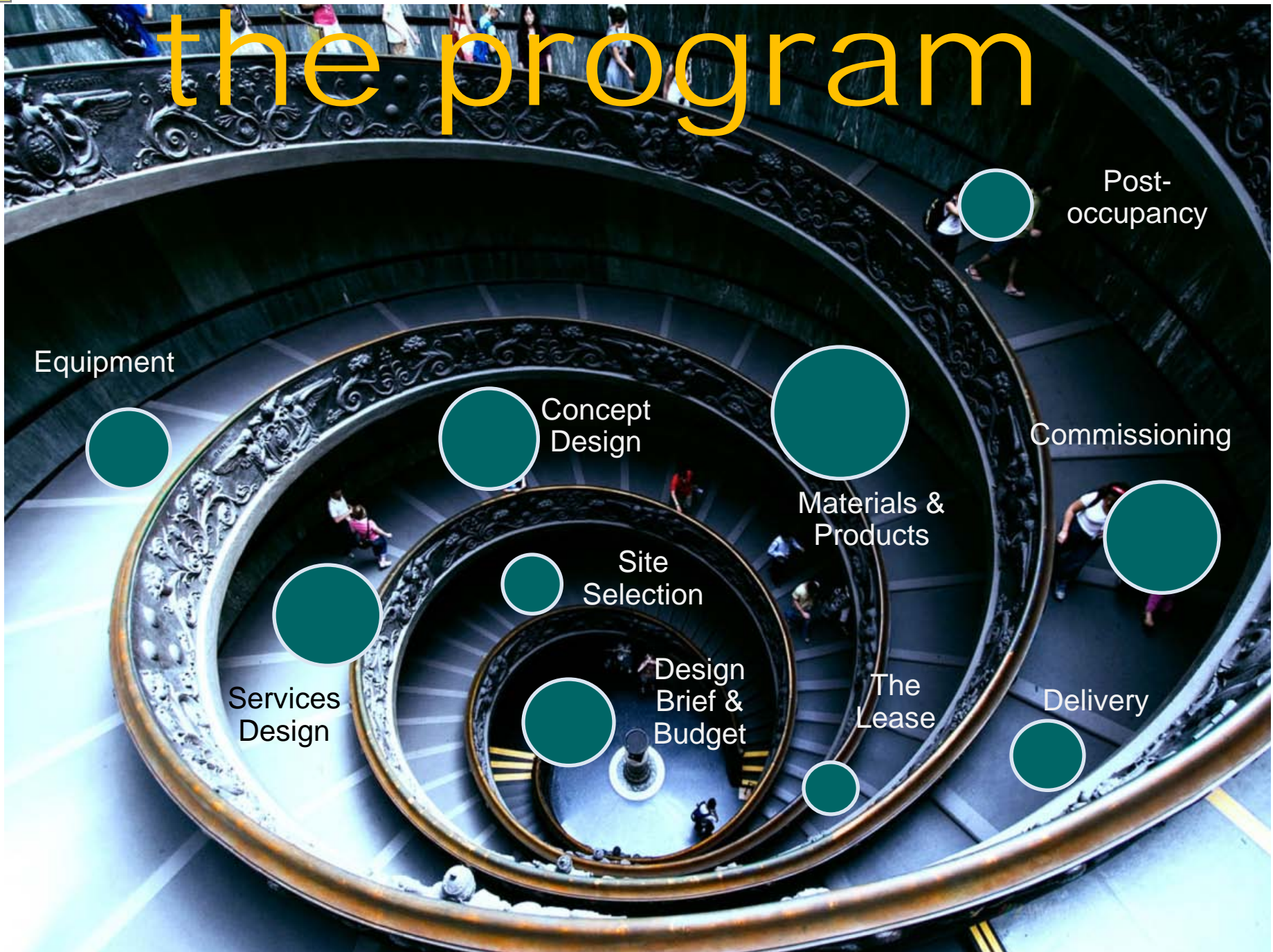
Services Design



Delivery



Post-occupancy



the brief

- location
- air quality
- daylight & glare control
- lighting design
- equipment specifications
- materials use

The brief ultimately determines the green outcomes



the budget

Cost Vs Value

If the project is green but doesn't make profit or meet budget, it fails



A man in a dark jacket and light-colored shirt stands on a rocky peak, looking out over a vast city and harbor. The harbor is filled with ships and boats, and the city below is densely packed with buildings. The sky is hazy, suggesting a sunrise or sunset. The overall scene is a panoramic view of a coastal city from a high vantage point.

site selection

- Proximity to public transport
- Access to bicycle lane networks
- Reduced staff travel distances



building selection

the landlord

- helpful or a hindrance?
- interactions with base building?

the Lease

- green lease?
- make-good clauses
- mutual cooperation for efficiency targets





concept design

IEQ – Indoor Environment Quality

comfort air pollutants

IEQ is becoming a *major* driver in green fitouts

concept design

air velocity,
humidity, temp.

lighting <400 lux

daylight

glare control

Open plan Vs
enclosed offices

external
views

radiant heat

comfort

'Greenhouse' – GBCA Sydney office

concept design air

active Vs passive
ventilation

CO2 + VOC
monitoring & control

fresh air rates

'Greenhouse' – GBCA Sydney office

concept design

duct cleaning

indoor plants

VOCs & formaldehyde

equipment exhaust

pollutants

Bendigo Bank HQ, Bendigo, VIC

services design

lighting zoning

light fittings & controls

Equipment selection

materials

ceilings

walls & partitions

joinery

tables

workstations

chairs

storage

flooring

greenstar



materials

Reduce
Reuse
Recycle

product
stewardship

materials



- manufacturer credentials
- EMS, ISO 14001
- waste minimisation
- emissions reduction
- resource efficiency

eco-labels

- beware greenwash – who to believe?
- eco-labelling & 3rd party certification





equipment

- the server
- computers & monitors
- peripherals
- kitchen equipment



delivery

- contractor EMP, ISO 14001
- waste management and recycling
- construction IAQ Plan
- management of materials & documentation
- sub-contractor induction, training and involvement
- timing – don't leave things too late...!!

commissioning

- commissioning of all systems and services
- tenant guides and training
- 12 month tuning contracts

Photos8.com



post occupancy

the Office **ULTIMATE PACKAGE**



- regular staff training & inductions
- monitoring of energy and water savings
- waste management
- post-occupancy surveys



shopping list

dream BIG

- location
- Green Star building
- amenities & facilities
- floor plate layout
- existing services
- finishes
- supportive landlord