

GREEN STAR SA – PUBLIC & EDUCATION BUILDING V1

ELIGIBILITY CRITERIA

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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 SA 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 podium-type infrastructure or buildings (e.g. transport hubs, shared basements, etc.), provided that the building being rated is *visually distinct and recognisable** from the podium or base building; or
 - Of a podium nature, forming a base on which other buildings are constructed, provided that the building being rated is *visually distinct and recognisable** from any physically connected buildings; 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).

* In order to have a meaningful result and send a clear message to the marketplace, buildings being rated should be visually distinct and recognisable as functionally autonomous. This is to ensure that the marketplace has a clear image of which building carries the rating and thus that there is no confusion in this regard with respect to connected buildings and infrastructure. The GBCSA may in its absolute discretion decline eligibility to a project should it feel that this or any other criteria is not sufficiently met.

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 current relevant Green Star SA tool (refer to the sections for the 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 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 — Public & Education Building 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 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 SA 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.

A multiple-building development can be eligible for a single rating if it meets all the following criteria:

- a. It consists of buildings individually eligible for assessment under the same Green Star SA tool;
- b. It is under one ownership OR under single property management and control;
- c. It is recognised by a distinct name;

- d. It represents one project scope (even if buildings within that scope are completed at different times); and
- e. All buildings on the site are certified.

A submission for a multiple-building development must comply with the additional guidance provided by the GBCSA on request.

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 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.
- 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 SA 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.

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

The Green Star SA Public & Education Building v1 rating tool has been designed to assess new buildings, building renovations, building extensions and multiple building projects (A submission for a multiple-building development must comply with the multiple building certification guideline document which is available on request from the GBCSA).

For a building to be eligible, the primary function of the building as defined by SANS 10400 must be classified as one or more of the following building classifications in SANS 10400-A:2010 Table 1 and at least 80% of the building gross floor area (GFA*) must support the eligible primary function of the building. Note that most of the supporting spaces are likely to be of the same classification as the building itself, but could also include ancillary spaces supporting the primary function (e.g. office space supporting an A3 Places of instruction building). Residential type spaces including dormitory and hotel spaces are not considered as supporting areas:

- A1 Entertainment and Public Assembly
- A2 Theatrical and indoor sport
- A3 Places of instruction
- A4 Worship
- C1 Exhibition
- C2 Museum;

**The GFA must be measured to exclude car parks.*

Based on the criterion above, examples of buildings that would be eligible for a rating under the Public & Education Building tool include (but are not limited to);

- Community Centres
- Library/Museum/Gallery Buildings
- Basic Education buildings (Schools)
- Higher Education Buildings
- Theatres/Cinemas/Music Halls
- Places of Worship
- Convention / Exhibition Centres

For building types with the following primary functions, a project specific eligibility ruling would first need to be sought from the GBCSA prior to registration for certification under the Green Star SA - Public & Education Building v1 rating tool:

- Court buildings
- Airport terminal buildings
- Public transport terminal buildings
- Restaurants
- Indoor sports / leisure centres

The tool excludes the following buildings: Stadia, aquatic centres, and buildings that are eligible to achieve a rating under the 'Space Use' Eligibility Criterion of other Green Star SA tools.

ELIGIBILITY CRITERION 3: CONDITIONAL REQUIREMENTS

The Green Star SA rating tools have a number of 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 unless all of the rating tool's Conditional Requirements are met.

There are two Conditional Requirements in Green Star SA – Public & Education Building v1:

- Ene – 0 Conditional Requirement
Refer to the energy category of the rating tool and accompanying Technical Manual for further details.

- Eco – 0 Conditional Requirement

Refer to the Land Use and Ecology category of the rating tool and accompanying Technical Manual for further details.

ELIGIBILITY CRITERION 4: TIMING OF CERTIFICATION

Green Star SA rating tools correspond to specific phases within a building project, 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; this could be prior to commencement of construction. The Certified Rating can be achieved prior to practical completion, but must be achieved no later than 24 months after practical completion.
- Submissions for an 'As Built' Certified Rating can be lodged following the practical completion of the project. The Certified Rating must be achieved within 24 months after 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 is eligible.

Whenever unsure, project teams can request an eligibility confirmation from the GBCSA by forwarding a brief description of the project 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 of 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.