



INNOVATIONS REGISTER  
Interiors v1

Date of Issue: 5 April 2019

**IMPORTANT NOTE TO REGISTERED PROJECTS REGARDING THIS REGISTER:**

This innovation register of innovation points awarded has been drawn up by the Green Building Council South Africa (GBCSA) and is intended for use by project teams, contractors and interested parties for innovation purposes only. Please note that the initiatives listed below have been awarded for innovation points based on specific circumstances on each project, as well as the manner that these circumstances have been presented to the GBCSA for assessment. The GBCSA in no way guarantees that where initiatives have been awarded in the past, these will be awarded again for future projects. Each innovation submission is reviewed in the context of the specific project and documentation submitted. Any single initiative under INN-1 will only be awarded to ten projects under the same rating tool before no longer being available for innovation points under the Green Star rating tool for buildings of that type-i.e. where on the table below you see under the column 'number of times awarded' that it is the 10th time that it has been awarded for a building of that type, the same type of initiative will not be able to achieve points in the same building type. Where the number for a type of building has not yet reached 10, this initiative may still be targeted for innovation points under that same building type.

**PLEASE NOTE THE FOLLOWING:**

'number' of times per Innovation:

INN-1: First or Early Adopters:

projects can be the 'first' or 'early adopter' for the first 10 (ten) projects per Tool (Office v1, Retail v1, PEB v1, MUR v1, Office v1.1 & Interiors v1 & EBP v1).

INN-2: Exceeding Green Star Benchmarks:

There is no limit on the number of times different projects, within each tool, can submit the same innovation under INN-2 (e.g. zero potable water usage under WAT-1).

INN-3: Environmental Initiatives:

There is no limit on the number of times different projects, within each tool, can submit the same innovation under INN-3 (e.g. Stairs for Office submission)."

The Innovation Register may **ONLY** be used for reference purposes. This document may **NOT** be used as evidence within a submission.

Initiative	Innovation credit	Points available	Points awarded	Outcome	Number of times awarded	Summary of the GBCSA's ruling
<b>1. INT - INN-1 Innovation Strategies and Technologies</b>						
<b>Design of Office Space</b>						
The fit-out of this project provides environmental benefits in the form of exceeding work space efficiency and improving indoor environmental quality. Overall design of the Office Space: Improving indoor environmental quality, occupant comfort and exceeding work space efficiency.	INN-1	1	1	Awarded	1	<b>Awarded INN-1:</b> 1 Point has been awarded for market transformation based on the manner in which the project's elements of the office fitout have been (and continue to be) communicated to the broader community via case study booklets, videos and guided tours on various platforms.
<b>Healthy Materials</b>						
The project team is targeting a first in South Africa for implementing healthy materials' program that identified opportunities to procure healthy, local and renewable materials that would benefit the regional economy and contribute to the project's material health and optimization targets.	INN-1	2	1	Awarded	1	<b>Awarded INN-1:</b> The GBCSA notes that this initiative is a first or early adopter in South Africa (one point); the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>HVAC Plant</b>						
The project team designed an efficient heat recovery screw chiller which provides most of the facility's cooling & heating requirements. The reduction in energy use to run the HVAC system results in large reductions in greenhouse gas emissions.	INN-1	1	1	Awarded	1	<b>Awarded INN-1:</b> The GBCSA notes that this initiative is a first or early adopter in South Africa (one point); the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>Chilled ceiling</b>						
The project is targeting an innovation point for installation of radiant heating and cooling via chilled ceilings.	INN-1	1	1	Awarded	1	<b>Awarded INN-1:</b> The GBCSA notes that this initiative is a first or early adopter in South Africa (one point); the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.

Initiative	Innovation credit	Points available	Points awarded	Outcome	Number of times awarded	Summary of the GBCSA's ruling
<b>2. INT - INN-2 Exceeding Green Star Benchmarks</b>						
<b>TRA-2 Local Connectivity</b>						
The project team exceeded Tra-2 benchmark's requirements by having the project located within 1000m unimpeded walking distance of at least 10 amenities in compliance with the credit criteria.	INN-2	2	1	Awarded	6	<b>Awarded INN-2:</b> The GBCSA notes that this initiative achieves the threshold required to eliminate/neutralise the environmental impact (one point); the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>ENE-1 Greenhouse Gas Emissions (Domestic Hot water)</b>						
Project team exceeded ENE-1 benchmarks by designing water heating system used within the project that is provided by non-electric resistance means. 100% of the project's hot water heating is provided by the use of heat pump.	INN-2	2	1	Awarded	2	<b>Awarded INN-2:</b> The GBCSA notes that this initiative achieves the threshold required to eliminate/neutralise the environmental impact (one point); the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>MAN-2 Commissioning Plan</b>						
The project team targeted to exceed Man-2 Commissioning and Tuning benchmarks. These requirements have been exceeded by not only completing the commissioning checklists, but also through the implementation of a comprehensive Commissioning Plan clearly demonstrating the requirements of ASHRAE Commissioning Guideline 1-1996.	INN-2	2	1	Awarded	1	<b>Awarded INN-2:</b> The GBCSA notes that this initiative achieves the threshold required to eliminate/neutralise the environmental impact (one point); the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>MAN-6 Design Led Workspaces</b>						
The project is targeting an innovation point for exceeding Man-6 benchmarks through design-led (evidence-based) office design focused on the individual, enhancing new ways of working to foster employee creativity, productivity, motivation and comfort.	INN-2	2	1	Awarded	2	<b>Awarded INN-2:</b> The GBCSA notes that this initiative achieves the threshold required to eliminate/neutralise the environmental impact (one point); the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>TRA-1 Commuting Mass Transport</b>						
The project team exceeded Tra-01 benchmarks by locating their building/office in an area that offers 5 different mass transport modes all within 1 kilometer. This encourages staff & visitors to commute by using one of these mass transport modes.	INN-2	2	1	Awarded	2	<b>Awarded INN-2:</b> The GBCSA notes that this initiative achieves the threshold required to eliminate/neutralise the environmental impact (one point); the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>Emi-9 Boiler &amp; Generator Emissions</b>						
The project exceeded Emi-9 Boiler & Generator Emissions through provision of a 175kVA diesel generator is installed to provide emergency back-up power to the building. The diesel generator has been specified to comply fully with the EPA Tier 3 emissions standards.	INN-2	2	1	Awarded	1	<b>Awarded INN-2:</b> The GBCSA notes that this initiative achieves the threshold required to eliminate/neutralise the environmental impact (one point); the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>IEQ-9 Indoor Plants</b>						
The project exceeded IEQ-9 Indoor Plants benchmarks doubling the required plants; one plant unit for every 20m2 of regularly occupied space. In addition the plant maintenance contract is extended by an additional year (36months).	INN-2	2	1	Awarded	1	<b>Awarded INN-2:</b> The GBCSA notes that this initiative achieves the threshold required to eliminate/neutralise the environmental impact (one point); the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>TRA-3 Alternative transport</b>						
The project exceeded Tra-3 benchmarks through provision of tenant parking spaces designated for mopeds, scooters, motorbikes, carpooling and/or electric vehicles in compliance with the credit criteria. These promote and facilitate the use of alternative modes of transport in lieu of the use of private cars.	INN-2	2	1	Awarded	1	<b>Awarded INN-2:</b> The GBCSA notes that this initiative achieves the threshold required to eliminate/neutralise the environmental impact (one point); the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.

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<b>3. INT - INN-3 Environmental Initiatives</b>						
<b>Biophilia</b>						
The project is targeting an innovation point for including Biophilia within the design of the project to bridge the divide between natural and built environment.	INN-3	1	1	Awarded	1	<b>Awarded INN-3:</b> The GBCSA notes that this initiative addresses a valid environmental concern outside the current scope of this Green Star SA tool; the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>Independent Commissioning Agent</b>						
The project claims one innovation point as an Independent Commissioning Agent was involved in the commissioning process. They added tremendous value by bringing years of experience to the process. Their insight into maintenance and risk assessment meant that they could provide invaluable oversight to the commissioning process.	INN-3	1	1	Awarded	1	<b>Awarded INN-3:</b> The GBCSA notes that this initiative addresses a valid environmental concern outside the current scope of this Green Star SA tool; the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>Prominent Stairs</b>						
To reward projects for providing prominent stairs at the entrance of the building to encourage building occupants to take the stairs and promote the well-being of occupants.	INN-3	1	1	Awarded	1	<b>Awarded INN-3:</b> The GBCSA notes that this initiative addresses a valid environmental concern outside the current scope of this Green Star SA tool; the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>More than one certification</b>						
To reward projects which take advantage of the value that independent verification of sustainability credentials (via certification) offer at the various project stages of a building/space.	INN-3	1	1	Awarded	1	<b>Awarded INN-3:</b> The GBCSA notes that this initiative addresses a valid environmental concern outside the current scope of this Green Star SA tool; the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>Building Reuse</b>						
To recognise and encourage developments that reuse existing buildings to minimise materials consumption and to recognise interiors fit-outs that remains in the building to maximise the existing building stock.	INN-3	1	1	Awarded	1	<b>Awarded INN-3:</b> The GBCSA notes that this initiative addresses a valid environmental concern outside the current scope of this Green Star SA tool; the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>Educational Tours-INN 3</b>						
The project is targeting an innovation point for advocating sustainable building tours.	INN-3	1	1	Awarded	1	<b>Awarded INN-3:</b> The GBCSA notes that this initiative addresses a valid environmental concern outside the current scope of this Green Star SA tool; the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>Solar Photovoltaic Panels</b>						
The project team had a photo voltaic solar power system installed above the North facade windows. These solar panels also act as a sun awning over the windows. A significant % of electrical contribution of power consumption used in the fitout is supplied by the photo voltaic installation.	INN-3	1	1	Awarded	1	<b>Awarded INN-3:</b> The GBCSA notes that this initiative addresses a valid environmental concern outside the current scope of this Green Star SA tool; the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>Green Build-Knowledge Share</b>						
The credit promotes awareness and knowledge of Green building Interior Fitouts to a range of industry stakeholders through publishing of an article made available to range of industry stakeholders.	INN-3	1	1	Awarded	1	<b>Awarded INN-3:</b> The GBCSA notes that this initiative addresses a valid environmental concern outside the current scope of this Green Star SA tool; the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.
<b>Green Star SA AP</b>						
The project is targeting an innovation point for exceeding Green Star SA Benchmarks by certifying every member of the professional Design team as a Green Star SA Accredited Professional.	INN-3	1	1	Awarded	1	<b>Awarded INN-3:</b> The GBCSA commends the full project team on being AP
<b>Leed Rating</b>						
The project team is targeting another sustainable building certification, LEED, that is recognised by the World Green Building Council.	INN-3	1	1	Awarded	2	<b>Awarded INN-3:</b> The GBCSA notes that this initiative addresses a valid environmental concern outside the current scope of this Green Star SA tool; the project has provided adequate documented evidence and demonstrated and quantified the environmental impact.