# Green Star
# Design & As Built

## Substitution of Credits from Green Star – Design & As Built into Legacy Rating Tool Projects

**Updated: 6th July 2015**

**This document outlines the process required for project teams to substitute credits from *Green Star – Design & As Built* into their project registered under any 'Legacy' Green Star building rating tool.**

The Green Building Council of Australia (GBCA) developed the *Green Star – Design & As Built* rating tool according to extensive industry feedback and was released for use in October, 2014. That rating tool's development focused on making achieving a Green Star rating more flexible and easier to use whilst maintaining the robustness of Green Star. The *Green Star – Design & As Built* sets the tone for the future of all buildings to achieve a Green Star rating (except BCA Class 7a and 10 buildings).

The GBCA has determined that projects previously registered under any 'Legacy' Green Star building rating tool should also take advantage of the improved *Green Star – Design & As Built* rating tool. In line with this, project teams may substitute credits from the *Green Star – Design & As Built* rating tool into their project registered under any 'Legacy' Green Star building rating tool.

The credit substitution process can also be applied to projects registered under *Green Star – Office Interiors v1.1* aiming to substitute credits from the newer rating tool used to rate interior fitout projects, *Green Star – Interiors v1,* released in December, 2014. The instructions outlined in this document apply equally to the substitution of credits from *Green Star – Interiors v1,* even though all references made in this document are to *Green Star – Design & As Built*.

**What are 'Legacy' Rating Tools?**

'Legacy' rating tools are previous Green Star rating tools for design and construction which are being superseded by *Green Star – Design & As Built*. Projects registered under a Legacy rating tool can transition to *Green Star – Design & As Built* at any time. No new registrations will be accepted for Legacy rating tools after 1st January, 2016.

The following is a list of Legacy Green Star building rating tools:

- Green Star – Education v1
- Green Star – Healthcare v1
- Green Star – Industrial v1
- Green Star – Multi Unit Residential v1
- Green Star – Office v3
- Green Star – Retail Centre v1
- Green Star – Public Building v1

The Legacy rating tool related to *Green Star – Interiors v1* is *Green Star – Office Interiors v1.1.*

**Credit Substitution in Four Steps**

The four steps required to substitute credits, outlined in this document, are listed below:

1. **Identify credits for substitution.**
2. **Review documentation requirements.**
3. **Submit your request.**
4. **GBCA approval.**

## 1. Identify Credits for Substitution

Review the ['Credit Substitution – Credit Matrix'](#) Excel document available on the GBCA website to determine which *Green Star – Design & As Built* credits will be beneficial to substitute into your project.

The sustainability topics covered in *Green Star – Design & As Built* credits are often grouped in different ways to the Legacy rating tools, so it may be the case that several credits are replaced by one *Green Star – Design & As Built* credit and vice versa. Please refer to the 'Credit Substitution – Credit Matrix' for a full match-up of credit substitutions.

**Important notes:**

- Points will <u>always</u> be scaled to suit the number of points available for the credit being substituted in the Legacy rating tool under which the project is registered.
- Where a *Green Star – Design & As Built* credit addresses a sustainability topic outside of the scope of a Legacy rating tool, this credit can be substituted and claimed within a project's Innovation category.

*Example: In the following example, a project which is registered under Green Star – Office v3 elects to substitute the 'Man-6 Environmental Management' credit (two points) with the Green Star – Design & As Built 'Construction Environmental Management' credit (one point; which includes criterion 7.0 'Environmental Management Plan' and 7.1 'Formalised Environmental Management System'). Where full points are achieved for the Green Star – Design & As Built credit (one point), this will be scaled to suit the number of points available under the associated credit in the Legacy rating tool (two points).*

## Credit Substitution

Substitution of Credits from *Green Star - Design & As Built* into *Green Star - Office v3*

| Green Star - Office v3 | | | | Green Star - Design & As Built | |
|---|---|---|---|---|---|
| **Code** | **Credit Name** | **Points** | | **Code** | **Criterion Name** |
| **Management** | | | | | |
| Man-1 | Green Star Accredited Professional | 2 | | 1.1 | Accredited Professional |
| Man-2 | Commissioning Clauses | 2 | | 2.0 | Environmental Performance Targets |
| | | | | 2.1 | Services and Maintainability Review |
| | | | | 2.2 | Building Commissioning |
| | | | | 4.1 | Building Operations and Maintenance Information |
| Man-3 | Building Tuning | 2 | | 2.3 | Building Systems Tuning |
| Man-4 | Independent Commissioning Agent | 1 | | 2.4 | Independent Commissioning Agent |
| Man-5 | Building Users' Guide | 1 | | 4.2 | Building User Information |
| Man-6 | Environmental Management | 2 | | 7.0 | Environmental Management Plan |
| | | | | 7.1 | Formalised Environmental Management System |
| Man-7 | Waste Management | 2 | | 22.1 | Reduction of Construction and Demolition Waste |

## 2. Review Documentation Requirements

Review the documentation requirements in the *Green Star – Design & As Built* credit to ensure that the project team can provide this documentation. When submitting documentation, project teams shall include the Submission Template and the suggested documentation to support the claims made in the Submission Template.

Design Rating Submission

The 'Design Review' documentation requirements for *Green Star – Design & As Built* credits are generally less defined than in Legacy rating tools. This has been a considered decision in the rating tool's development to allow project teams to have greater flexibility in determining the supporting documentation submitted for assessment. This also reflects the change in the rating tool where a 'Design Review' can be achieved earlier in the project's design phase compared to a Design rating in any Legacy rating tool.

When a project team substitutes a *Green Star – Design & As Built* credit for their Legacy Design rating project, amendments to the documentation requirements will need to be proposed by the project team and agreed to by the GBCA.

The GBCA expects that the project team shall put forward equivalent design documents to those listed under the Documentation Requirements for the subject *Green Star – Design & As Built* credit. These documents are required to be at 'Tender Issue' or later stage. Where the Documentation Requirements lists evidence that occurs at practical completion, the project team will need to consider what alternative documentation can be provided at design stage that demonstrates that the project achieves the credit requirements.
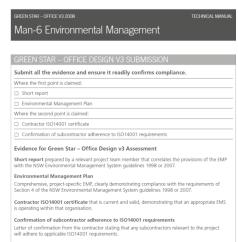
Project teams can also refer to the Design rating documentation requirements for the Legacy rating tool under which their project is registered to determine the suitable documentation.

***Example:*** *In the following example, a project team has substituted the 'Construction Environmental Management' credit into their project, however there are no documentation requirements stated for this credit's 'Design Review' submission. Accordingly, the project team refers to the Design rating Documentation Requirements in the Legacy rating tool as well as the Documentation Requirements in Green Star – Design & As Built to determine the alternative documentation to be submitted.*

**Green Star – Design & As Built**                    **Green Star – Office v3**



As Built Rating Submission

The project team shall provide the relevant Submission Template and the supporting documentation under the Documentation Requirements in the *Green Star – Design & As Built* Submission Guidelines to support the projects claims made in the Submission Template.
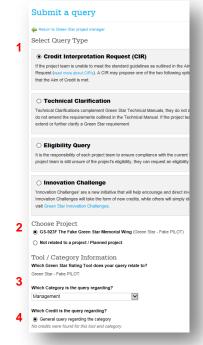
## 3. Submit your Request

In order to formalize your request to use a *Green Star – Design & As Built* credit in your project, you must submit a Credit Interpretation Request (CIR) through your GBCA Project Manager portal. This CIR will processed as free-of-charge.

Once you've navigated to 'submit a new query', select:

1. The CIR option.
2. The relevant project.
3. The category that the credit substitution is to take place in.
4. The option 'general query regarding the category'.

On the next page of your CIR submission, answer the questions as follows:

*'What precludes the project from meeting the credit criteria?'*

> State which *Green Star – Design & As Built* credit is intended to be used for the project and which credit from the Legacy rating tool will be replaced.

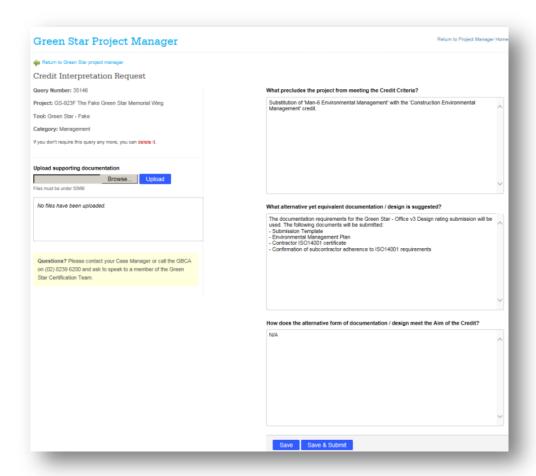*'What alternative yet equivalent documentation / design is suggested?'*

> List the documentation that is intended to be submitted to demonstrate compliance with the *Green Star – Design & As Built* credit. This is <u>particularly important</u> where project teams are substituting credit in a <u>Design rating</u> submission.
>
> See Step 2 for additional information.

*'How does the alternative form of documentation / design meet the Aim of the Credit?'*

> No text required.

***Example:*** *In the following example, the project team has completed the CIR requesting a credit substitution.*



## 4. GBCA Approval

The GBCA will review your request and a CIR response will be provided within 10 working days. The response will state whether your request to use *Green Star – Design & As Built* credit has been approved or otherwise. The response will also provide guidance on any additional documentation requirements.

Please include a copy of this CIR response with your credit submission.

**If you have any queries about the credit substitution process, please contact your project's Case Manager.**