



Technical Clarifications and CIR Rulings

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The complete list of Technical Clarification and CIR Rulings is available on the GBCA website, <http://www.gbca.org.au/green-star/technical-clarifications-cir-rulings/>

ALL TOOLS

GENERAL

CIR Ruling: The Credit Interpretation Request (CIR) to deem a Request for Information (RFI) equivalent to tender documentation is **denied**. The two are not equivalent.

Green Star – Office Design v3 and Green Star – Office As Built v3

MANAGEMENT

Man-6 'Environmental Management'

"Section 4 of the NSW Environmental Management System guidelines 1998 or 2007" (referenced in the Credit Criteria, Compliance Requirements and Additional Guidance) should read, "Section 4 of the NSW Environmental Management Systems Guidelines 1998 or Section 3 of the NSW Environmental Management System Guidelines 2007."

INDOOR ENVIRONMENT QUALITY

IEQ-13 'Volatile Organic Compounds'

Previous versions of this tool allowed for a correction for "exempt compounds" in the VOC Content calculation (based on ASTM D3960 as well as SCAQMD Rule 1168). This does not apply to Green Star – Office Design v3 or Green Star – Office As Built v3. All registered projects must include the exempt compounds in the TVOC calculations.

The exemption for those compounds in the standards is based on the impact that they have on air pollution, not indoor environment quality (i.e. if the VOC compound did not participate in air pollution reactions, it was exempted from the VOC content). A practice in the industry exists to replace non-exempt compounds (e.g. methyl ethyl ketone) with "exempt compounds" (e.g. acetone) in formulations of paints, coatings and adhesives. While this lowers the TVOC content of the product, it will still have an indoor environment impact. For this reason exempt compounds must be included in TVOC calculations submitted for projects registered under Green Star – Office Design and Green Star – Office As Built v3.

Tra-3 'Cyclist Facilities'

The following definition (italicised) is being expanded (non-italicised)(Tra-3/16):

Major public entrance is defined as a public entrance to the building that is accessible from a public plaza, main street or avenue (e.g. not the entrance from a side street unless the side street is the only entrance to the building).

Furthermore, the entrance to a multi-storey carpark will also be considered to be a major public entrance if the visitor's cyclist facilities are clearly signposted at the entry to the carpark and the designated parking is no more than one split level away (in either direction).

LAND USE AND ECOLOGY

Eco-3 'Reclaimed Contaminated Land'

Significant Contamination is defined as any contamination (regardless of extent, concentration, toxicity, or otherwise) requiring remediation as determined by the relevant federal, state or local authorities. In New South Wales, this determination would generally be made by the local council, which would refer to the Environmental Protection Agency's State Environmental Planning Policy No 55 — Remediation of Land (SEPP 55) to make its decision.
<http://www.legislation.nsw.gov.au/viewtop/inforce/epi+520+1998+first+0+N>

Each state has different legislation determining what significant contamination is. If unsure, projects are advised to contact the GBCA for clarification.

Green Star – 'Office Design v1' & 'Office Design' v2 and Green Star – 'Office As Built v1' & 'Office As Built v2'

INDOOR ENVIRONMENT QUALITY

If a paint (regardless of whether it is classified for interior or exterior applications) is applied on an internal surface, it must be included in the calculations for the 95% of all painted surfaces if the project wishes to claim the credit.

A fully enclosed plant room is considered part of the interior of a building. The internal painted surfaces of such a room must be included in the calculations if the project wishes to claim the credit. However, if the plant room is located on a roof and is semi-exposed then it is not considered to be part of the interior and the painted surfaces can be excluded from this credit.

Test Method DIN EN 717-2 is the German translation of EN 717-2. Evidence referencing DIN EN 717-2 is acceptable evidence under IEQ-14.

The values represented by the E1, E0 and Super E0 titles are defined by the relevant standards both domestically and internationally. As there is no consensus on what the labels measure and what formaldehyde levels for each level are, the test certificate provided within the submission must include the numerical formaldehyde result.

ENERGY

Ene-1 'Energy' & Ene-2 'Energy Improvements'

The '12w/m²' figure for tenancy lighting density loads mentioned in Chapter Five of the ABGR Validation Protocol for Computer Simulations and the NABERS Energy Guide to Building Energy Estimation is applicable to "shell and core buildings" only. All other buildings must use their design loads + 1w/m², as stated in the same document.

WATER

Wat-2 'Water Meters'

CIR Ruling: The Credit Interpretation Request (CIR) to deem a water use monitoring system equivalent to a BMS system for the purposes of this credit is **granted conditionally** on the projects ability to demonstrate that:

- The system has been properly configured to alert the relevant personnel of any leak both during and outside operating hours;

- The system is capable of and configured to determine where the leak(s) are happening and inform the relevant personnel of this; and
- The system is installed in all major water uses.

MATERIALS

Mat-2 'Re-use of Façade'

For a greenfield site, an aerial photograph of the site, taken at or prior to the time of site purchase, is acceptable documentation of the site's original condition to meet the 'NA' clause in the Credit Criteria.

Mat-3 'Re-use of Structure'

For a greenfield site, an aerial photograph of the site, taken at or prior to the time of site purchase, is acceptable documentation of the site's original condition to meet the 'NA' clause in the Credit Criteria.

Mat-7 'PVC Minimisation'

CIR Ruling: The Credit Interpretation Request (CIR) to exclude the communications cabling, electrical submains cabling and hydraulic pipework that will be installed as part of the integrated fitout from the calculations of the Mat-7 'PVC Minimisation' credit is **denied**. These items are considered base building items regardless of whether they are installed during the integrated fitout process.

LAND USE AND ECOLOGY

Eco-3 'Reclaimed Contaminated Land'

Significant Contamination is defined as any contamination (regardless of extent, concentration, toxicity, or otherwise) requiring remediation as determined by the relevant federal, state or local authorities.

Each state has different legislation determining what significant contamination is. If unsure, projects are advised to contact the GBCA for more information. In New South Wales, this determination would generally be made by the local council, which would refer to the Environmental Protection Agency's State Environmental Planning Policy No 55 — Remediation of Land (SEPP 55) to make its decision.
<http://www.legislation.nsw.gov.au/viewtop/inforce/epi+520+1998+first+0+N>.

EMISSIONS

Emi-4 'Refrigerant Recovery'

CIR Ruling: The Credit Interpretation Request (CIR) to deem an automatic refrigerant pump-down system that can detect a leak via a leak detection system and can automatically pump down the refrigerant from the unit, store it in the condenser and contain it via the use of isolation valve(s), equivalent to pumping down the refrigerant to a storage tank or heat exchanger is **granted**.

Green Star – Office Interiors v1.1

MANAGEMENT

Man-2 'Tenancy Fitout Commissioning'

Instead of:

*"The following information must be included (as a minimum) in the **commissioning report** provided to the tenant and/or base building owner."*

It should read:

*“The following information must be included (as a minimum) in the **submission** and provided to the tenant and/or base building owner.”*

INDOOR ENVIRONMENT QUALITY

If a paint (regardless of whether it is classified for interior or exterior applications), is applied on an internal surface, it must be included in the calculations for the 95% of all painted surfaces if the project wishes to claim the credit.

Test Method DIN EN 717-2 is the German translation of EN 717-2. Evidence referencing DIN EN 717-2 is acceptable evidence under IEQ-14.

The values represented by the E1, E0 and Super E0 titles are defined by the relevant standard both domestically and internationally; there is no consensus on what the labels measure and what formaldehyde levels for each level are. Therefore, in order to be awarded the credit, the test certificate provided must include the numerical formaldehyde result.

ENERGY

Ene-1 ‘Energy Efficiency’ & Ene-2 ‘Energy Improvements’

The following clarification (italicised) is being expanded to include Queensland (Ene-1 & Ene-2 /6):

For the purposes of energy modelling in accordance with the ABGR Validation Protocol, fitouts in Victoria and South Australia may specify New South Wales as their location.

It will now read

*For the purposes of energy modelling in accordance with the ABGR Validation Protocol, fitouts in Victoria, **Queensland**, and South Australia may specify New South Wales as their location.*

CIR Ruling: The Credit Interpretation Request (CIR) to exclude the area and energy use of a commercial kitchen operated by an external catering company from the ABGR (now NABERS Energy) calculations is **granted conditionally**. The project may either:

- Exclude the energy and area of the kitchen if the energy use of this kitchen is clearly sub-metered and each sub-meter meets the Compliance Requirements of Ene-3 ‘Electrical Sub-metering’; OR
- Include the energy and area of the kitchen in the modelling.

Regardless of which option is chosen, the project must justify all assumptions. Please note: This ruling does not exclude this area from assessment in any other credits within the Green Star – Office Interiors v1.1 rating tool.