



Green Star Interiors v1 Summary of Changes

Issued January 2015

Introduction

The Green Building Council of Australia (GBCA) released the *Green Star – Interiors PILOT* rating tool in October 2012. The rating tool was developed to go beyond the office sector and rate fitouts of any type. It aimed to improve on the benchmarks introduced in *Green Star – Office Interiors v1.1*, and create a new definition of what a sustainable fitout is.

The GBCA released the *Green Star – Interiors v1* rating tool in December 2014. This version of the rating tool incorporated feedback received as part of the *Green Star – Interiors PILOT* process, as well as the development of the *Green Star – Design & As Built* and *Green Star – Performance* rating tools.

This document outlines the changes that were proposed for the interim update of the rating tool, *Green Star – Interiors PILOT v0.1* in May, 2013, and how these changes have been incorporated in *Green Star – Interiors v1*. These changes have been based on rating tool feedback, industry feedback and Technical Clarifications and Credit Interpretation Requests received throughout the PILOT process.



Key changes include:

- The rating tool has been aligned with *Green Star – Design & As Built v1*. As such, a number of credits, or parts thereof, have been modified to match this new rating tool. In particular, credits within the ‘Energy’, ‘Water’, ‘Indoor Environment Quality’, ‘Materials’ and ‘Transport’ categories.
- The weightings system previously used in the rating tool has been replaced with a simplified system. In *Green Star – Interiors v1*, the state-based weighting system has been eliminated. In its place, each point within individual credits now reflects the actual contribution to the rating tool score. This means a point in one category is equivalent to a point in any other category. In addition, the ratings are now defined by a percentage of available points, rather than the achievement of weighted points (e.g. the final score is 45% out of 100 available points, rather than 45 weighted points out of 100 weighted points).
- Guidance for small projects has been expanded. A number of credits have now become ‘Not Applicable’, or the score is reduced based on the relevant issues for the project. Small projects have been defined as being less than 500sqm of leased or occupied space.
- Additional prescriptive criteria have been developed for a number of credits. In particular, prescriptive criteria have been developed for small fitouts for the ‘Greenhouse Gas Emissions’ and ‘Potable Water’ credits.

Project teams may choose to use any of the new approaches and changes in *Green Star – Interiors v1* as part of their *Green Star – Interiors PILOT v0.0* or *v0.1* submission. It is the responsibility of project teams to verify if any changes apply to their project prior to submitting for assessment.

If you wish to apply any of the changes to your registered project, please contact the project’s Case Manager.

Summary of Changes

Credit Name	Points Available	Credit Summary	Description of the change from PILOT rating tool	
Management			Proposed change as described in 'Summary of Proposed Changes' released in October 2014.	Changes as implemented in <i>Green Star – Interiors v1</i> Submission Guidelines released on 19 December 2014.
Green Star Accredited Professional	● 1	Rewards the ongoing involvement of a Green Star Accredited Professional throughout all stages of a fitout design and development.	The qualification of Green Star Accredited Professional - Design & As Built will be considered the appropriate qualification.	Changes implemented as per 'Summary of Proposed Changes'. Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i> .
Commissioning and Tuning	● 4	Aims to ensure that commissioning and tuning activities are undertaken to the highest possible standard, so that projects operate to their optimum operational potential throughout the fitout life cycle.	The Services and Maintainability Review may be produced by a single party but must be signed off by all parties involved in the review, as listed in the credit.	Changes implemented as per 'Summary of Proposed Changes'. Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i> .
Commitment to Performance	● 3	Addresses the practices that impact the future operational performance of a project.	Minor language revisions.	Changes implemented as per 'Summary of Proposed Changes'. Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i> .
Metering and Monitoring	■ 1	Encourages the provision of water and energy use information to fitout users as a meaningful deterrent to wasteful behaviour and raising awareness of the benefits of reduced water and energy consumption.	The PILOT version of this credit included a 'Monitoring Strategy' criterion, and 'Advanced Monitoring Strategy' criterion. Both criteria will be combined in one due to emerging practices in monitoring energy and water consumption on site. The number of points will be reduced to one. In addition, options for small fitouts have been expanded.	Changes implemented as per 'Summary of Proposed Changes'. Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i> .
Construction Environmental Management	▲ 1	Aims to ensure oversight mechanisms and the implementation of appropriate environmental management system to assist the project manager to monitor the environmental impacts associated with construction or refurbishment activities.	Guidance regarding alternatives to ISO 14001 for small projects will be included in the credit.	Changes implemented as per 'Summary of Proposed Changes'. Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i> .
Operational Waste	● 1	Requires project teams to institute a management plan for recycling waste such as paper, plastics and glass, as well as common fitout items such as large furniture items, electronics, etc.	Minor language revisions. In addition, it has been clarified that waste policies at the corporate level are an acceptable means of demonstrating compliance, when applied to site.	Changes implemented as per 'Summary of Proposed Changes'. Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i> .
Fitout Information	● 2	Addresses the need to properly inform fitout occupants, users and owners of the best ways to use and operate their Green Star rated fitout and the positive impact that sustainable construction has on the environment.	This credit was previously called 'User and Maintenance Information'. Minor language changes are expected.	Changes implemented as per 'Summary of Proposed Changes'. Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i> .

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Indoor Environment Quality			Proposed change as described in 'Summary of Proposed Changes' released in October 2014.	Changes as implemented in <i>Green Star – Interiors v1</i> Submission Guidelines released on 19 December 2014.
Indoor Air Quality	■ 4	Addresses four key areas of concern that influence internal air quality and emphasises good site selection and design practices.	<p>The name of the credit has been changed from 'Quality of Internal Air' to 'Indoor Air Quality'.</p> <p>There are two proposed changes:</p> <p>The value of the criterion 'Provision of Outside Air' will be increased from one point to two. One point is awarded for a 50% increase of outside air. Another point is awarded for 100% increased of outside air.</p> <p>'Distribution of Air' has been deleted from the rating tool, in line with feedback from industry and as a result of the updates carried out in the <i>Green Star – Design & As Built v1</i> rating tool.</p>	<p>Changes implemented as per 'Summary of Proposed Changes'.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
Acoustic Comfort	● 3	Seeks to achieve an acoustically superior environment through design that is sensitive to a fitouts intended use. The credit also seeks to minimise sound reverberation and achieve optimal privacy in rooms where it is required.	An alternative compliance path has been developed. This allows the project team to conduct an onsite measurements confirming acoustics function as intended.	<p>Changes implemented as per 'Summary of Proposed Changes'. Compliance shall be demonstrated through measurement at the time of commissioning.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
Lighting Comfort	■ 3	Addresses the quality of lighting within a fitout space. The credit addresses five particular aspects of lighting that directly correspond to the most common complaints of building users relating to lighting: luminaire quality, general lighting levels, glare, localized control, and room lighting quality (surface illuminance).	The 'Glare' criterion will be merged with the 'General Illuminance' criterion as these issues are better addressed together. The number of points available is now three.	<p>Changes implemented as per 'Summary of Proposed Changes'.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
Visual Comfort	■ 3	Addresses factors that influence user-satisfaction and well being within a fitout including glare, access to daylight, and external views.	Projects that do not have an outward facing facade automatically comply with the 'Glare' criterion. In addition, the points distribution for the 'Daylight' criterion has changed. It is now worth 2 points, with a step at 40% for one point, and a second point at 60% of all occupants having access to daylight.	<p>Changes implemented as per 'Summary of Proposed Changes'.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
Indoor Pollutants	● 6	Rewards projects that minimise negative impacts associated with VOCs and Formaldehyde emissions within the fitout, by selecting paints, adhesives, sealants, carpets and engineered wood products that are low VOC emitting. The credit also encourages the use of indoor plants to further reduce levels of indoor pollutants.	This credit was previously known as 'Reduced Exposure to Pollutants'. Minor language revisions.	<p>Changes implemented as per 'Summary of Proposed Changes'; except that there are now only 6 points available for this credit to better reflect the relative importance of the credit within the credit.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
Ergonomics	● 1	Requires the engagement of a qualified ergonomist to advise project teams on the best ways to ergonomically deliver fitout components in line with the tasks that fitout occupants are regularly expected to perform within the space	Minor language revisions.	<p>Changes implemented as per 'Summary of Proposed Changes'.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>

Credit Name	Points Available	Credit Summary	Description of the change from PILOT rating tool
Indoor Environment Quality			<p>Proposed change as described in 'Summary of Proposed Changes' released in October 2014.</p> <p>Changes as implemented in <i>Green Star – Interiors v1</i> Submission Guidelines released on 19 December 2014.</p>
		Ensure fitout occupants are provided with a thermal environment that can be maintained at a comfortable level, and that users can control thermal comfort levels within their immediate environment.	<p>Thermal Comfort</p> <p>A new prescriptive compliance option has been included in this credit; projects that do not have an outward facing facade are not required to comply with the facade requirements.</p> <p>Mechanical</p> <p>Zoning should be appropriate given anticipated load diversity and use of spaces with thermostats located within each zone and positioned appropriately.</p> <p>The system should be able to modulate to satisfy the range of loads expected and maintain conditions (dry bulb temp and RH) within each zone at any time given expected ambient conditions i.e. on/off operation is not acceptable. Ranges of operation could potentially include:</p> <ul style="list-style-type: none"> • Dry bulb temperature in the space is controlled to a minimum of 20°C and to a maximum of 24°C; • Relative humidity is controlled between 40% and 60%; • The HVAC may be assumed to have separate internal and perimeter zones with independent temperature control which meet the following maximum zone size requirements (for at least 95% of NLA): 85m² perimeter zone, 120m² internal zone. No perimeter zone can serve more than one orientation unless the second orientation is negligible (<4m perimeter length). • Each HVAC zone contains its own temperature sensor(s); • Air velocity is not more than 0.2 m/s with no supply directed at occupants (unless they have direct control over air flow and/or direction); <p>In open plan spaces where a tenant will not significantly alter base building mechanical services, and where the 'Thermal Comfort' credit has been awarded as part of a base building rating, the fitout is deemed to comply with the credit criteria in all areas which remain as an open plan space.</p> <p>Individual Control</p> <p>The 'Advanced Thermal Comfort' criterion of this credit will be made 'Not Applicable' for small fitouts</p>
Thermal Comfort	▲ 2		
Quality of Amenities	■ 1	Aims to improve health and wellbeing and to foster higher levels of satisfaction of individuals with their work space by rewarding the provision of high quality amenities for fitout occupants.	<p>Changes implemented as per 'Summary of Proposed Changes'.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
		Changes to the credit are expected to be focused on greater flexibility in how compliance may be achieved and documented.	

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Energy			<p>Proposed change as described in 'Summary of Proposed Changes' released in October 2014.</p> <p>Changes as implemented in <i>Green Star – Interiors v1</i> Submission Guidelines released on 19 December 2014.</p>																
Greenhouse Gas Emissions	20	<p>The 'Greenhouse Gas Emissions' credit is a conditional requirement of the Green Star - Interiors rating tool.</p> <p>Through the 'Greenhouse Gas Emissions' credit, predicted greenhouse gas emissions are calculated to determine improvement over that of a comparable 'benchmark fitout'.</p>	<p>Changes implemented as per 'Summary of Proposed Changes'.</p> <p>In the PILOT version of the rating tool, there were two alternative credit pathways available to projects. These were:</p> <table border="1"> <thead> <tr> <th>Credit Pathway</th> <th>Points</th> </tr> </thead> <tbody> <tr> <td>A. NABERS Energy Reference Case</td> <td>20</td> </tr> <tr> <td>B. Reference Fitout Pathway</td> <td>20</td> </tr> </tbody> </table> <p>In Version 1 of the rating tool, additional credit pathways have been developed to provide increased flexibility for projects to achieve points in the Greenhouse Gas Emissions credit. The PILOT version of the rating tool took a 'modelling' approach, whereas two additional pathways have been introduced in Version 1 which provides a 'prescriptive' approach.</p> <p>The points available for these pathways are relative to the scope of potential influence they have over the fitout design. The available pathways are:</p> <table border="1"> <thead> <tr> <th>Credit Pathway</th> <th>Points</th> </tr> </thead> <tbody> <tr> <td>A. Prescriptive Pathway: Commercial or other Non-Residential Fitouts</td> <td>8</td> </tr> <tr> <td>B. Prescriptive Pathway: Residential Fitouts</td> <td>8</td> </tr> <tr> <td>C. NABERS Energy Commitment Agreement Pathway</td> <td>20</td> </tr> <tr> <td>D. Reference Fitout Pathway</td> <td>20</td> </tr> </tbody> </table> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>	Credit Pathway	Points	A. NABERS Energy Reference Case	20	B. Reference Fitout Pathway	20	Credit Pathway	Points	A. Prescriptive Pathway: Commercial or other Non-Residential Fitouts	8	B. Prescriptive Pathway: Residential Fitouts	8	C. NABERS Energy Commitment Agreement Pathway	20	D. Reference Fitout Pathway	20
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Transport			
Sustainable Transport	■ 7	This credit addresses the importance of appropriate site-selection as it relates to commuter transport access, as well as sites that are located within walking distance of a variety of high quality amenities, and the provision of cyclist facilities and other means to reduce reliance on fossil fuel based transport.	<p>Proposed change as described in ‘Summary of Proposed Changes’ released in October 2014.</p> <p>This credit combines the three credits previously within the ‘Transport’ category: ‘Commuting Mass Transport’, ‘Walkable Neighbourhoods’, and ‘Alternative Transport.’ This change will significantly reduce the documentation in line with the ‘Transport’ category of the <i>Green Star – Design and As Built v1</i> rating tool.</p> <p>The criteria for ‘Cyclist Facilities’ and ‘Reduced Use of Private Fossil Fuel Vehicles’ will be combined into one criterion called ‘Active Transport Facilities’ worth 2 points. There will be a number of options to demonstrate compliance with this criterion.</p> <p>Guidance will be included stating that it is acceptable for the cyclist facilities to be within 400m walking distance from the fitout. The cyclist facilities can also be in a public space, or even in a neighbouring building.</p> <p>Changes as implemented in <i>Green Star – Interiors v1</i> Submission Guidelines released on 19 December 2014.</p> <p>Changes implemented as per ‘Summary of Proposed Changes’; except that there is only 1 point available for the ‘Active Transport Facilities’ criterion to better reflect the relative importance of the criterion within the credit</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
Water			
Potable Water	■ 5	Aims to encourage water-efficient fitout projects by rewarding the implementation of water-efficient systems and fixtures.	<p>Proposed change as described in ‘Summary of Proposed Changes’ released in October 2014.</p> <p>The credit has been amended to better reflect the opportunities to influence water consumption on a fitout level. The number of points in the credit will be reduced to also acknowledge this. The new credit criteria will be as follows:</p> <p><u>Sanitary Fixture Efficiency</u></p> <p>1 point is awarded where all fixtures are within one star of the best available WELS rating. Where no fixtures are installed, this criterion is ‘Not Applicable’.</p> <p><u>Domestic Appliances</u></p> <p>1 point is awarded where all water-using domestic appliances installed are within one star of the highest WELS rating of the comparable equipment class. Where no appliances are installed, this criterion is ‘Not Applicable’.</p> <p><u>Commercial or Industrial Appliances</u></p> <p>1 point is awarded where all water-using commercial appliances installed are either one star of the highest WELS rating of the comparable equipment class; or 20% more efficient than comparable equipment that is no more than 2 years of age. Where no appliances are installed, this criterion is ‘Not Applicable’.</p> <p><u>Shared Amenities</u></p> <p>2 points are awarded where the building where the fitout is located has:</p> <ul style="list-style-type: none"> • been awarded at least 3 points in the ‘Water’ category as determined through an achieved Green Star – As Built rating; or • a NABERS Water rating of at least 3 stars. <p>Changes as implemented in <i>Green Star – Interiors v1</i> Submission Guidelines released on 19 December 2014.</p> <p>Changes implemented as per ‘Summary of Proposed Changes’.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>

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Materials		Proposed change as described in 'Summary of Proposed Changes' released in October 2014.	
		Changes as implemented in <i>Green Star – Interiors v1</i> Submission Guidelines released on 19 December 2014.	
Construction and Demolition Waste	▲ 3	Assesses reductions in the amount of construction and demolition waste that is sent to landfill from Green Star projects.	<p>An option for demonstrating compliance using a percentage of waste, diversion rather than weight of landfill waste, has been included.</p> <p>Changes implemented as per 'Summary of Proposed Changes'; however a greater number of points is available (3 points) when minimising the total amount of waste when compared to a fixed benchmark. Diverting waste from landfill from 90% (1 point).</p> <p>Total number of points reduced from 4 points to 3 points to better reflect relative importance of the credit within the category.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
Life Cycle Impacts	■ 19	Aims to encourage project teams to perform cradle-to-grave life cycle assessments of their project, and to demonstrate that their project performs better in most impact categories without any negative trade-offs.	<p>First released as the 'Materials Life Cycle Impacts Innovation Challenge', this credit will be renamed 'Life Cycle Impacts'. The credit represents a performance path to achieving the points available in the 'Materials' category. Where this credit is used, the 'Sustainable Products' credit of the category is 'Not Applicable' to the project.</p> <p>Changes implemented as per 'Summary of Proposed Changes'; however a lesser number of points is available (19 points, from 20 points) to better reflect the relative importance of the credit within the category.</p> <p>Additional information has been provided to clarify the two alternative selection pathways within the Materials category. From the Compliance Requirements section:</p> <p><i>Project teams that choose to use the 'Sustainable Products' credit may not use the 'Life Cycle Impacts' credit and vice-versa. The 'Life Cycle Impacts' credit is considered the performance approach to addressing environmental impacts of materials, whilst the 'Sustainable Products' credit takes the prescriptive approach.</i></p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
Sustainable Products	■ 19	Reward use of preferable flooring, furniture, assemblies and other products.	<p>This credit combines the requirements found within the 'Flooring', 'Assemblies', 'Furniture', 'Recovered Products and Materials' and 'Environmental Product Declarations' credits. The same requirements apply to any product brought into the fitout as part of its design and construction.</p> <p>Points are awarded on a scale as a percentage of cost. The benchmark for the highest number of points will be set at 80% of the fitout contract value.</p> <p>Where the 'Life Cycle Impacts' credit is used, this credit is 'Not Applicable'.</p> <p>Changes implemented as per 'Summary of Proposed Changes'; however a greater number of points is available (19 points, from 18 points) to better reflect the relative importance of the credit within the category.</p> <p>Additional information has been provided to clarify the two alternative selection pathways within the Materials category. From the Compliance Requirements section:</p> <p><i>Project teams that choose to use the 'Sustainable Products' credit may not use the 'Life Cycle Impacts' credit and vice-versa. The 'Life Cycle Impacts' credit is considered the performance approach to addressing environmental impacts of materials, whilst the 'Sustainable Products' credit takes the prescriptive approach.</i></p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
Responsible Building Materials	▲ 2	Rewards use of third party certified or reused PVC and timber.	<p>The 'PVC' and 'Timber' credits have been combined and simplified into this new credit better reflecting the credit intent. No other changes are expected.</p> <p>Changes implemented as per 'Summary of Proposed Changes'.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>

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Land Use and Ecology			Proposed change as described in 'Summary of Proposed Changes' released in October 2014.	Changes as implemented in <i>Green Star – Interiors v1</i> Submission Guidelines released on 19 December 2014.
Sustainable Sites	● 5	Recognises fitouts that have been developed within buildings where active steps have been taken to reduce negative environmental impacts as far as possible.	<p>Additional options have been introduced worth partial points for this credit. In particular:</p> <ul style="list-style-type: none"> The selection and remediation of a space within a building that contains lead, PCBs, or asbestos, is recognised with one point. This aspect was previously within the 'Hazardous Materials' credit of the 'Indoor Environment Quality' category. The selection of a space within a building that has a NABERS Energy rating of 5 stars or a NABERS Water rating of 4.5 stars is rewarded with one point. <p>The options for 'Base Building Selection', 'Base Building Cultural Heritage Significance' and 'Base Building Sustainability' remain.</p>	<p>Changes implemented as per 'Summary of Proposed Changes'; however some of the benchmarks relating to 'Base Building Sustainability' have been modified to align with <i>Green Star – Performance</i> and <i>Green Star – Design & As Built</i>. This includes:</p> <ul style="list-style-type: none"> 1 point is awarded where the base building has a NABERS Energy rating of 4.5 stars (instead of 5.0 stars). 1 point is awarded where the base building has a NABERS Water rating of 3.5 stars (instead of 4.5 stars). <p>Number of points reduced from 6 points to 5 points to better reflect relative importance of the category.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
Emissions			Proposed change as described in 'Summary of Proposed Changes' released in October 2014.	Changes as implemented in <i>Green Star – Interiors v1</i> Submission Guidelines released on 19 December 2014.
Light Pollution	● 1	Rewards best practice lighting as it relates to a fitout. Lowering light pollution levels help reduce disruptions to the habits of animals within and around a site.	Where there are no balconies, or external (or external facing) lights, lit displays or signage, this credit is 'Not Applicable'.	<p>Where no outdoor lighting, or lighting from internal sources that spills to the night sky exists, this credit is considered 'Not Applicable'.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
Microbial Control	▲ 1	Rewards best practice relating to the design of systems that minimise the impacts associated with harmful microbes in cooling systems, such as legionella.	<p>This credit was previously part of the 'Impacts from Refrigeration' credit.</p> <p>Where no cooling equipment was installed as part of the fitout, this credit will be 'Not Applicable'.</p>	<p>Changes implemented as per 'Summary of Proposed Changes'.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>
Refrigerants Impact	▲ 1	Addresses the significant greenhouse gas emissions that are associated with the use of refrigerants and in particular, refrigerant selection and leakage.	<p>This credit was previously named 'Impacts from Refrigeration'.</p> <p>Where no cooling equipment was installed as part of the fitout, this credit will be 'Not Applicable'.</p>	<p>Changes implemented as per 'Summary of Proposed Changes'.</p> <p>Credit language and layout updated for consistency with <i>Green Star – Design & As Built v1</i>.</p>