



RATING TOOL FACT SHEET: GREEN STAR – OFFICE EXISTING BUILDING EXTENDED PILOT

Green Star – Office Existing Building EXTENDED PILOT rates the environmental attributes of existing office buildings, defined as buildings that have been constructed and handed over not less than 24 months prior to an application for a Green Star Certified Rating. The tool assigns a Green Star rating to the physical building and its services, independent of its tenants' operations or behaviour.

Purpose

Green Star - Office Existing Building EXTENDED PILOT rating tool has been developed to assist building owners assess the environmental merits of their existing or future assets. The tool is suitable for any of the following purposes:

- Portfolio profiling;
- Evaluation of assets for potential acquisitions;
- Corporate environmental reporting;
- Due diligence investigations; and
- Identification of upgrade priorities.

Green Star - Office Existing Building EXTENDED PILOT encourages and recognises partial upgrades. Should an existing building be substantially refurbished (as defined by the Building Code of Australia as affecting at least 50% of the development), it would be assessed for a Green Star - Office Design or the Green Star – Office As Built Certified Rating.

Target audience

This allows the market, including tenants, to compare a new building's Green Star Certified Rating with an existing building's rating.

The primary target market for the Green Star – Office Existing Building EXTENDED PILOT rating tool comprises:

- Commercial office building owners;
- Property trusts; and
- Other holders of multiple existing buildings.

The secondary market is tenants.

As the primary aim of Green Star – Office Existing Building EXTENDED PILOT is to assess the current environmental potential of existing buildings, it is the first Green Star rating tool that will award Certified Ratings to projects that do not achieve the 'Best Practice' benchmark. The following Certified Ratings will be awarded:

- 1 Star Green Star Certified Rating (score 10-19) signifies 'Minimum Practice'
- 2 Star Green Star Certified Rating (score 20-29) signifies 'Average Practice'
- 3 Star Green Star Certified Rating (score 30-44) signifies 'Good Practice'
- 4 Star Green Star Certified Rating (score 45-59) signifies 'Best Practice'
- 5 Star Green Star Certified Rating (score 60-74) signifies 'Australian Excellence'
- 6 Star Green Star Certified Rating (score 75-100) signifies 'World Leadership'

Eligibility Criteria

To qualify for assessment, the building must meet the following Eligibility Criteria:

- A minimum of 80% of the building's gross floor area (GFA) must be Class 5 Commercial Office as defined by the BCA. If other BCA classes are present within the building, those areas must be included in the assessment as required by the Credit Criteria; and
- By the time of submission, at least 24 months must have passed since the issue of the Construction Certificate. As the primary aim of Green Star – Office Existing Building EXTENDED PILOT is to assess the current environmental potential of existing buildings, the rating tool has no conditional requirements.

Environmental Impact Categories

Green Star rating tools consist of eight environmental impact categories and an innovation category. Credits are awarded within each of the categories based on the building's potential to minimise its environmental impact in a range of areas, taking into consideration the uniqueness of both the history and the environmental impacts of existing commercial office developments.



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Compatibility with existing Green Star tools

The Green Star – Office Existing Building EXTENDED PILOT Certified Rating is comparable with a Green Star – Office Design or As Built Certified Rating. In other words, a 5 Star Green Star – Office Existing Building EXTENDED PILOT certified development will exhibit a degree of industry leadership comparable to that of a 5 Star Green Star – Office Design certified development.

Differences from other Green Star rating tools for Class 5 Commercial Office

As with all of the Green Star rating tools, there are eight core categories, plus 'Innovation', making up the core principles of this tool.

A number of credits were deemed not applicable for existing facilities and were removed from the rating tool, as follows:

● Management

- 'Green Star Accredited Professional';
- 'Commissioning – Clauses';
- 'Independent Commissioning Agent'; and
- 'Waste Management'.

● Energy: there is no conditional requirement for minimal energy efficiency.

● Materials

- 'Reuse of Façade';
- 'Reuse of Structure';
- 'Shell & Core or Integrated Fitout';
- 'Recycled Content of Concrete';
- 'Recycled Content of Steel';
- 'PVC Minimisation'; and
- 'Sustainable Timber'.

● Land Use & Ecology

- 'Ecological Value of Site' – there is no conditional requirement for site selection;
- 'Reuse of Land';
- 'Reclaimed Contaminated Land'; and
- 'Topsoil and Fill Removal from Site'.

A number of new credits were developed to address areas of impact that are targeted within all Green Star tools while retaining relevance for the Existing Building EXTENDED PILOT sector:

- Man-1 'Maintenance' – Rewards long-term maintenance of major service aspects
- Man-5 'Joint Commitment to Green Performance' – Rewards lease agreements that align the environmental performance interests of the owner with those of the tenants
- Mat-2 'Building Conservation' – Rewards 'best practice' energy efficiency, relative to the building's age
- Eco-1 'Underground Storage Tanks' – Rewards the elimination of underground storage tanks

In addition, a group of common credits were modified to reflect that the facilities are in the operational phase of their life cycle, as follows:

- Man-2 'Commissioning – Building Tuning' – Rewards ongoing tuning of systems;

- Man-3 'Building Users' Guide' – Also rewards an active Building Log Book;
- Man-4 'Environmental Management' – addresses the role of the building owner or manager rather than the contractor;
- Electric Lighting Credits (IEQ-6 'High Frequency Ballasts', IEQ-7 'Electric Lighting Levels', Ene-3 'Office Lighting Power Density' and Ene-5 'Office Lighting Zoning') – Recognises staggered lease expiration and rewards partial upgrade if at least 40% of NLA has been upgraded and the other parts will be;
- Specification credits (IEQ-13 'Volatile Organic Compounds' and IEQ-14 'Formaldehyde Minimisation') – Address only the modifications within the past 12 months (or 24 months for carpet only);
- Ene-1 'Energy Improvement' – Accepts energy modelling as well as well as an ABGR Certified Rating; and
- Eco-2 'Change of Ecological Value' – Assesses the existing facility against a benchmark development rather than against the previous condition of the site.

No credit content was changed in the IEQ, Transport, Water or Emissions Categories from Green Star – Office v2 rating tools. However, even where the Credit Criteria remained unchanged, Compliance Requirements often stipulate post-factum (e.g. test results or measurements) rather than design documentation. Furthermore, additional calculators have been introduced to facilitate documentation without a full design team.

Assessment Process

A design, project or building cannot publicly claim a Green Star rating unless the GBCA has certified the rating. Following the release of the final rating tool, the GBCA will offer the formal assessment process to any eligible project.

EXTENDED PILOT Assessment Process

The launch of an EXTENDED PILOT is unique among Green Star ratings tools. The GBCA deemed that the changes from the originally released version were significant enough to warrant an additional PILOT period. As with all Green Star tools, the Green Star – Office Existing Building EXTENDED PILOT process will last for a minimum of 90 days. The tool will be available to the public on the GBCA website and the GBCA will address and incorporate public feedback prior to the release of the final rating tool.

Beginning with the Green Star – Shopping Centre Design tool, the GBCA has implemented a formal EXTENDED PILOT assessment process. Up to six projects nominated by tool sponsors have the opportunity to go through two rounds of assessment and receive an EXTENDED PILOT Certified Rating. Should the tool sponsors nominate fewer than six projects, expressions of interest will be considered from GBCA Member organisations.

Download the tool from www.gbcaus.org



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