

# **Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts**

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## Contents

Introduction: Fitout Scope in Green Star – Design & As Built.....	3
Definitions.....	5
Guidance for Credits & Criteria .....	7
Type A (Owner): Operational & Design control of Asset Owner, or Whole Building Attribute .....	7
Type B (Contractor): Head Contractor scope of works .....	7
Type C (Fitout): Fitout Dependent.....	7
Fitout Scope Ranges in Green Star – Design & As Built .....	8
Documentation Requirements.....	9
How Cold Shell spaces are reflected in the Scorecard.....	10
Integrated Fitouts.....	11
Summary .....	12
General Guidance.....	13
Certificates.....	14
Innovation .....	14
Appendix A: Credit Criteria Guidance .....	15
Appendix B: Delivery Scopes by Asset Class .....	26
Appendix C: Using the Scorecard .....	27

## Introduction: Fitout Scope in Green Star – Design & As Built

The purpose of Green Star – Design & As Built is to deliver an ‘As Built’ rating. It sets criteria for assessment of the building **as delivered by the building owner or developer**.

This document is designed to provide guidance to project teams where part or all of the Primary and Secondary areas in a building are being delivered as *Cold Shell*. When used, it supersedes all guidance in the Submission Guidelines for Green Star – Design & As Built (all versions) relating to Tenancy Fitout Guides and unleased spaces (unless otherwise noted).

For buildings with lettable tenanted spaces, **Green Star – Design & As Built expects the building owner/developer to deliver solutions** within the lettable area of a building that meets the Green Star credit criteria, not the tenant. **Awarding credits for a base building cannot depend wholly on a tenant to be responsible for delivering outcomes.**

This extends to *Cold Shell* areas. *Cold Shell* delivery is becoming increasingly common in the Australian market, particularly in commercial offices. The benefits of *Cold Shell* delivery include avoided waste, cost and time. The rating tool expects that for *Cold Shell* areas, **the base building (and its services) will enable the tenant to build high quality spaces**, meaning outcomes are expected to be provided and/or delivered.

In most *Cold Shell* spaces, there are situations for particular *Green Star – Design & As Built* credits where the infrastructure does not exist to demonstrate the required outcomes. These outcomes cannot be met because it is not applicable at this stage of development, rather than due to poor installation or non-compliance. As an example, in *Cold Shell* spaces lighting is generally not installed within a tenanted space. In this case, the building owner cannot claim that the building has good lighting, nor could the rating tool claim it has bad lighting. Rather, lighting does not exist. As such, the issue of lighting comfort is not relevant. Project teams cannot be rewarded, yet neither should they be penalised.

This document provides a method to enable *Cold Shell* spaces to claim particular credits as either fully ‘Not Applicable’, or to exclude areas from assessment and have that reflected in the overall score. This document outlines **which credits can be adjusted based on Cold Shell delivery, and what project teams are required to do to qualify for exclusion**. It also outlines how to demonstrate compliance for credits where the score cannot be adjusted.

For some credits, project teams are required to demonstrate how they will communicate requirements, expectations and crucial building information to the tenant (sometimes irrespective of delivery scope). Appendix A provides guidance on which credits require building owners to inform a tenant of a whole building system, policy or plan requirement and what the minimum expectations of that content are.

For some sectors where the building was specifically built for a single primary operator such as a hospital or a hotel, the rating tool assumes all aspects of the building and fitout are included unless noted otherwise. These sectors are addressed as such because the scope of the delivery typically extends to the whole building and the rating for these sectors and situations is assumed to be a whole of building rating. Appendix B outlines the classes of buildings that are rated as whole of building. For these classes of buildings, the guidance in this document should only apply for small retail areas. Where a building in this situation does contain a large amount of cold shell, project teams are encouraged to contact the GBCA for further guidance specific to their building.

This document aims to create clarity on the following issues related to the scope of fitouts in Green Star – Design & As Built projects:

- Defining common terms
- Addressing the range of Fitout Scope within a building
- Guidance for Credits and Criteria in relation to Fitouts
- Documentation Requirements for *Cold Shell/Integrated Fitout* spaces
- How *Cold Shell* spaces are reflected in the Scorecard

**Project teams wanting to adopt this guidance must do so in full**, and use the specific *Cold Shell* scorecard provided by the GBCA.

Project teams are encouraged to talk to the GBCA where they have questions relating to their project regarding this guidance. Where previous advice has been provided to project teams for a particular project, previous advice may apply.



## Definitions

**Area Definition Request:** Area Definition Requests are made when project teams want to clarify how credits should be applied to their project. The process involves the project team submitting a marked up set of drawings and a completed Area Definition Template defining the Primary, Secondary and Tertiary spaces within the project, along with any Cold Shell areas and other proposed exemptions (such as specialist spaces like a laboratory).

**Cold Shell:** Finishes and services are not installed. A tenancy with an unfinished interior, with no HVAC services beyond the riser (or core or rigid duct), and without lighting, plumbing, ceilings, floor finishes (or with a setdown to allow for future provision of floor finishes), interior partitions or walls.

**Core & Shell:** Where the developer's scope of works is the design and construction of the base building. Finishes and services are applied to common areas only. A range of other construction and fit out works are left to be completed before the building is occupied.

**Fitout Scope:** The range of scope which is delivered as Cold Shell, Warm Shell or Integrated Fitout within a Green Star project.

**Integrated Fitout:** Where the tenancy design and construction is fully coordinated with the base building. This includes finishes, services and fitout to all areas, common and tenancy, with services fully installed at each floor. The definition of *Integrated Fitout* for purposes of Green Star is a tenancy space where all ceilings, floor coverings, lighting systems, mechanical, electrical and hydraulic services, partition walls, and finishes are installed. For the purposes of Green Star, this means a highly modified Warm Shell design or a fitout that is purpose built. It does not include items that would typically only be included in an Interiors rating such as furniture or decorative fixtures.

**Make Good Drawings:** A set of drawings demonstrating the intended generic (or *Warm Shell*) design of a floor plate.

**Model lease clauses:** Standard leasing contract clauses relating to the tenant requirements within a specific building.

**Modified Warm Shell:** Where up to 25% of any warm shell delivery floorplate has been modified to accommodate a tenant's requirements. Typically these modifications are a variation to a base building warm shell delivery contract, as distinct from a wholesale purpose-designed tenancy. For the purposes of Green Star, this can be considered as Warm Shell, with 'Make Good' drawings submitted for assessment. Where more than 25% of the floorplate has been amended by the tenant, or entire systems are redesigned to accommodate a tenant's layout, the project team should contact the GBCA to discuss.

**Nominated area:** The area of a building relevant to particular credit criteria (as per Submission Guidelines), i.e. Primary, Secondary or Tertiary.

Not Applicable: Where a credit or criterion has been approved as 'Not Applicable', that credit or criterion's points will be excluded from the total points available. The Green Star score calculated by the scorecard will account for this in the percentage calculations.

Primary Space: All areas where a person is expected to work, or remain for an extended period of time (as per Submission Guidelines). Typically, retail and office *Cold Shell* areas should be treated as Primary space; project teams wanting to define *Cold Shell* areas as secondary and/or tertiary space should outline reasons in an Area Definition Request submitted to the GBCA.

Secondary Space: All areas used to support the principal activity of the primary space. These spaces will be regularly occupied, however a single person is unlikely to remain within for more than two hours (as per Submission Guidelines).

Tenancy Fitout Guide: Comprehensive guidance document outlining whole building system, policy or plan requirements for the fit out of all *Cold Shell* areas to enable a tenancy to become fully operational. It is intended to ensure tenants are informed of provisions and obligations related to base building systems and performance. **For the purposes of Green Star, Tenancy Fitout Guides must provide a project-specific response and outline to the tenant how the base building has been designed to deliver necessary base building characteristics and functions to meet the intent of the credit, in compliance with Appendix A.**

Tertiary Space: All areas which are either transient spaces, or accessed intermittently (as per Submission Guidelines)

Warm Shell: Finishes and services are applied to common areas. Tenancies are delivered with ceilings, floor coverings and lighting systems; and ducts from air supply and return risers, electrical and hydraulic services are installed above the ceiling from the riser throughout the tenancy areas. For the purposes of Green Star, these spaces can typically demonstrate compliance as delivered by the contractor, without further lease clause or tenancy fitout documentation (for most credits).

## Guidance for Credits & Criteria

To help project teams understand how to approach the Fitout Scope of a project, *Green Star – Design & As Built* credit criteria have been separated into three Types, listed below. Appendix A provides a full list of all criteria and their classifications, as well as additional guidance for Tenancy Fitout Guides.

### Type A (Owner): Operational & Design control of Asset Owner, or Whole Building Attribute

Credits in this category are considered to be under the design and operational control and influence of the asset owner, or a whole of building attribute which isn't influenced by tenancies. These credits are generally understood to be able to be achieved regardless of whether an area is considered *Cold Shell*, *Warm Shell* or *Integrated Fitout*. Guidance is provided in Appendix A for credits where there are requirements for communication to tenants.

### Type B (Contractor): Head Contractor scope of works

These credits are limited to the scope of the Head Contractor. Where no items exist in the scope because of *Cold Shell* delivery, the credit requirements are deemed to be met.

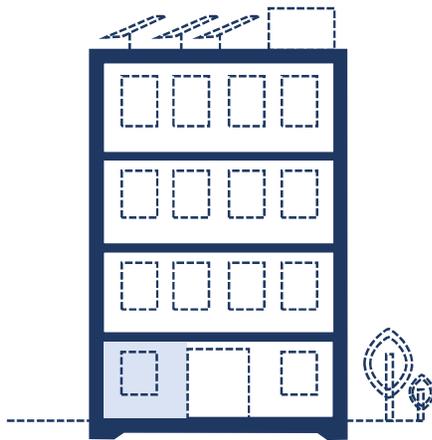
### Type C (Fitout): Fitout Dependent

These credits depend on a fully installed fitout to demonstrate compliance. Where the *Cold Shell* spaces make up between 5-95% of Primary and Secondary spaces, they may be excluded on submission of relevant documentation, and the scorecard adjusted to reflect this exclusion. These credits can be made 'Not Applicable' if Cold Shell spaces make up >95% of Primary and Secondary spaces. Refer 'Fitout Scope Ranges', 'Documentation Requirements' and 'How Cold Shell Spaces are Reflected in the Scorecard'.

**Please note:** the guide uses *Green Star – Design & As Built 1.2* or later for credits and criterion names. The guidance may be applied to earlier versions of the rating tool – please contact the GBCA to discuss further if using this guidance on a project registered to v1.1 or earlier.

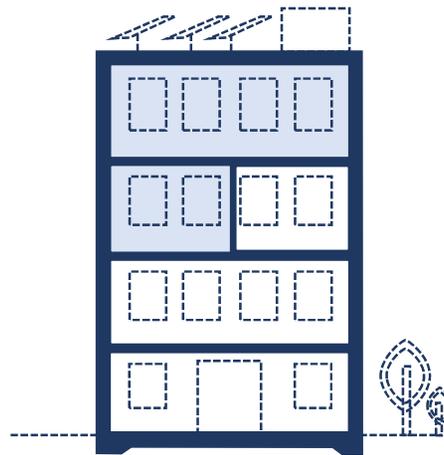
## Fitout Scope Ranges in Green Star – Design & As Built

When targeting a *Green Star – Design & As Built* rating which includes *Cold Shell* spaces, there are three possible scenarios based on the amount of Primary and Secondary space being delivered as *Cold Shell* (with the exception of some sectors where the building was specifically built for a single primary operator, such as a hospital or a hotel. Refer Appendix B). These scenarios determine how *Cold Shell* spaces are reflected in the Scorecard.



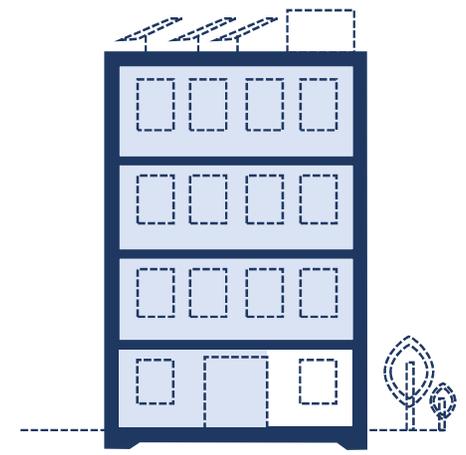
**Scenario 1:**  
**<5% Primary & Secondary spaces delivered as Cold Shell**

*Cold Shell* spaces can be excluded from compliance with Type C (Fitout) credits. Refer Documentation Requirements.



**Scenario 2:**  
**5-95% Primary & Secondary spaces delivered as Cold Shell**

*Cold Shell* spaces can be excluded from Type C (Fitout) credits, and points can be scaled based on the percentage of *Cold Shell*. Refer Documentation Requirements.



**Scenario 3:**  
**>95% Primary and Secondary spaces delivered as Cold Shell**

This building is considered all *Cold Shell*. Type C (Fitout) credits can be made 'Not Applicable'. Refer Documentation Requirements.

## Documentation Requirements

### Type A (Owner) & Type B (Contractor) credits:

Refer Submission Guidelines for all areas. Appendix A also provides guidance for how projects should communicate credit outcomes to *Cold Shell* tenants.

### Type C (Fitout) credits:

*Cold Shell* areas may be excluded from the assessment (Scenario 1 and 2), or the credits made 'Not Applicable' (Scenario 3) by submitting the following for assessment:

- a **Tenancy Fitout Guide (or equivalent)** describing the proposed outcomes for the tenancy and examples of how these can be achieved; and
- one of the following:
  - For unleased spaces, a **model lease clause** outlining a tenant's obligation to meet the credit requirements outlined in the tenancy fitout guide, **and a commitment letter** from the owner to include the model lease clause in all leases.
  - or -
  - For leased spaces delivered as *Cold Shell*, a **signed lease agreement** outlining a tenant's obligation to meet the credit requirements in the tenancy fitout guide.

Documentation requirements for Warm Shell or Integrated Fitout areas are as per the Submission Guidelines.

For projects with a single tenant, project teams may use 'Make Good' drawings in lieu of a Tenancy Fitout Guide in some cases. Project teams are encouraged to contact the GBCA to discuss.

Note: this guidance differs from that currently published in v1.2 and v1.3. For earlier versions of the rating tool, please contact the GBCA to discuss.

## How Cold Shell spaces are reflected in the Scorecard

Whether a whole credit is made 'Not Applicable' or the *Cold Shell* area is excluded depends on the amount of *Cold Shell* delivery in comparison to the total GFA of primary and secondary spaces in the building.



- Scenario 1: Where the total combined *Cold Shell* areas in a building are less than 5% of the Primary and Secondary spaces (e.g. retail space in a commercial building), these areas can be excluded from compliance with these credits (subject to documentation requirements). The scorecard remains out of 100 total points.



- Scenario 2: Where 5% to 95% of a project's Primary and Secondary spaces are delivered as *Cold Shell*, the *Cold Shell* areas can be excluded from the Type C (Fitout) credits. The percentage of *Cold Shell* space can be considered 'Not Applicable' and deducted from the amount of points available for a project to target, and from the total points as well. The award of 'Not Applicable' is subject to the provision of specified documentation (refer 'Documentation Requirements').

For example, where one point is available, and 40% of a project's Primary & Secondary space is *Cold Shell* and the other 60% is *Warm Shell* or *Integrated Fitout*, 0.4 of the point can be made 'Not Applicable' (and deducted from the total score), leaving the project to be awarded up to 0.6 out of 0.6 remaining points.



- Scenario 3: Where 95% or more of a project's Primary and Secondary spaces are delivered as *Cold Shell*, Type C (Fitout) credits can be made 'Not Applicable'. The project scorecard will be adjusted accordingly, removing these points from the overall tally. The award of 'Not Applicable' is subject to the provision of specified documentation (refer 'Documentation Requirements').

## Integrated Fitouts

For some asset classes (refer Appendix B), project teams have the option of including *Integrated Fitouts*, but are not obliged to for the purpose of the Green Star rating and as such **can elect to treat these areas as Cold Shell across all credits**. If project teams choose this to treat an Integrated Fitout as *Cold Shell*, these areas will need to meet the same documentation requirements as other *Cold Shell* spaces, and will be reflected in the scorecard as *Cold Shell*. The name on the certificate should reflect this approach. Refer 'Certificates' for further information.

If a project team does choose to include the Integrated Fitout, it should be included as delivered. Refer Documentation Requirements for further information.

If the project team chooses to treat *Integrated Fitout* spaces as *Cold Shell*, then the project team may demarcate by a simple markup on the plan which areas are to be considered as Cold Shell, over the top of an integrated fitout plan, and submit confirmation from the Head Contractor on which parts of scope that were and were not delivered. Alternatively, if there have not been any substantial changes (and the project team, including the contractor, confirm this via a formal letter submitted as part of assessment) then *Cold Shell* drawings used at Design Review could be used. The intent is not to create large amounts of unnecessary documentation just for the purpose of Green Star certification.

Where a project is mostly delivered as Warm Shell (75% or more) with some minor tenant variations to the base build contract, the project team may treat the floorplate as Warm Shell. 'Make Good' drawings can be submitted for assessment in this situation. Where more than 25% of the floorplate has been amended by the tenant, or entire systems are redesigned to accommodate a tenant's layout, the project team should contact the GBCA to discuss.

## Summary

Cold Shell Scope	Credit Type	Documentation requirements	Scorecard/Points Outcome
<b>Scenario 1:</b> <b>≤5% Cold Shell Primary and Secondary Spaces</b>  <i>Cold Shell</i> areas can be excluded from Type C (Fitout) credits	A & B	All areas: Documentation requirements as per <b>Submission Guidelines</b>	No change.
	C	Warm Shell/Integrated Fitout areas: Documentation requirements as per Submission Guidelines  Cold Shell areas: <ul style="list-style-type: none"> <li>• <b>Tenancy Fitout Guide</b> (or equivalent)</li> <li>• For unleased <i>Cold Shell</i> spaces, a <b>model lease</b> and a <b>commitment letter from the owner</b></li> <li>• For leased <i>Cold Shell</i> spaces, a <b>signed lease agreement</b></li> </ul> Refer <b>Documentation Requirements &amp; Appendix A</b>  Note: for small projects (under 1000sqm), the project team may be exempt from submitting the required Cold Shell Documentation for this scenario. Project teams are encouraged to contact the GBCA.	Cold Shell areas considered excluded from Type C credits. Score remains out of 100.
<b>Scenario 2:</b> <b>Between 5-95% Cold Shell Primary and Secondary spaces</b>  Type C (Fitout) credits scaled based on percentage of <i>Cold Shell</i> delivery.  Where Cold Shell area is X%	A & B	All areas: Documentation requirements as per <b>Submission Guidelines</b> , plus additional guidance for Cold Shell/Integrated Fitout spaces in <b>Appendix A</b>	No change.
	C	Cold Shell Areas: <ul style="list-style-type: none"> <li>• <b>Tenancy Fitout Guide</b> (or equivalent)</li> <li>• For unleased <i>Cold Shell</i> spaces, a <b>model lease</b> and a <b>commitment letter from the owner</b></li> <li>• For leased <i>Cold Shell</i> spaces, a <b>signed lease agreement</b></li> </ul> Refer <b>Documentation Requirements &amp; Appendix A</b>	Cold Shell percentage of points (X%) for Type C (Fitout) credits may be awarded as 'Not Applicable' by the Certified Assessor. If awarded as 'Not Applicable' the overall points total in the scorecard is adjusted to deduct these partial points.
		Warm Shell/Integrated Fitout areas: Documentation requirements as per <b>Submission Guidelines</b>	The remaining Type C (Fitout) credit points (100-X%) are available to be targeted.

	A & B	All Areas: Documentation requirements as per <b>Submission Guidelines</b> , plus additional guidance in <b>Appendix A</b>	No change.
<p><b>Scenario 3:</b>  <b>≥95% Cold Shell Primary and Secondary spaces</b>                  Building considered all <i>Cold Shell</i></p>	C	<p><i>Cold Shell</i> Areas:</p> <ul style="list-style-type: none"> <li>• <b>Tenancy Fitout Guide</b> (or equivalent)</li> <li>• For unleased <i>Cold Shell</i> spaces, a <b>model lease</b> and a <b>commitment letter from the owner</b></li> <li>• For leased <i>Cold Shell</i> spaces, a <b>signed lease agreement</b></li> </ul> <p>Refer <b>Documentation Requirements &amp; Appendix A</b></p> <p><i>Warm Shell/Integrated Fitout</i> areas (if any): Documentation requirements as per <b>Submission Guidelines</b></p>	Entire credit can be made 'Not Applicable' and deducted from overall points total.

## General Guidance

- Project teams are recommended to submit an [Area Definition Request](#), outlining which areas are delivered as *Cold Shell* and which credits these spaces should be excluded from (based on the guidance in) in the comments section of the [Area Definition Template table](#). This template can also be used to request an exemption for spaces not being delivered as *Cold Shell* but which have specific requirements, for example a laboratory.
- *Cold shell* areas are considered as Primary Space for the purpose of Type A (Owner) and Type B (Contractor) credits where applicable.
- Where credits only require a percentage of the space to comply: *Cold Shell* areas are included in the calculations, and are counted towards the non-compliant areas. Project teams will need to demonstrate compliance for these areas as reflected in this document in order to count towards compliant area.
- Further guidance for some A & B type credits on how to demonstrate compliance for Cold Shell areas is provided in Appendix A: Credit Criteria Guidance.

## Certificates

Projects with *Cold Shell* spaces are required to ensure the project is named on the Green Star Certificate according to the majority of the delivery scope.

E.g.:

- A residential tower with 10% retail *cold shell* space should include the term 'Residential' in the project name.
- A commercial project that has been delivered as primarily *cold shell* (e.g. 50-90%) should include the term 'base building' or '*Cold Shell*'.

Integrated fitouts in the scope of the assessed area can claim they are in a Green Star building, but cannot claim they are a Green Star rated tenancy (unless they have been certified under Green Star – Interiors separately). Where integrated fitout projects take up a large percentage of the total Primary and Secondary Space and would like to be recognised on the certificate, project teams should contact the GBCA.

## Innovation

Projects may be eligible for an innovation claim under Market Transformation where it can demonstrated a specific *Cold Shell* strategy has been implemented or scope has changed from *Warm Shell* to *Cold Shell* following tenant engagement which results in significant sustainability benefits which would not have otherwise been realised. Project teams should contact the GBCA to discuss further.

## Appendix A: Credit Criteria Guidance

This table provides guidance on credit Type and how to demonstrate compliance for *Cold Shell* spaces.

It also includes guidance for what is expected to be included in a Tenancy Fitout Guide (or equivalent). This guidance may apply to *Warm Shell* and *Integrated Fitout* spaces as well as *Cold Shell* areas. Grey cells indicate no additional work required.

CREDIT	CODE	CREDIT CRITERIA	TYPE	ADDITIONAL GUIDANCE
<b>Management</b>				
Green Star Accredited Professional	1.0	Accredited Professional	A	
Commissioning and Tuning	2.0	Environmental Performance Targets	A	Relates to base building Nominated Systems only.
	2.1	Services and Maintainability Review	A	'Services and Maintainability Report' to include review of <b>general design intent</b> for tenant spaces in relation to base building services with key maintainability outcomes for base building services located in tenancies made available to tenants.
	2.2	Building Commissioning	A	Commissioning plan to include guidance for tenants with regards to their commissioning to avoid impact on base building systems, including handover documentation. Template commissioning method statements for expected tenant plant shall be provided in assessment documentation. Statements shall cover all nominated systems, not limited to:  Heating, cooling, ventilation, supplemental units, lighting, metering, hot water, cold water, fire and controls.
	2.3	Building Systems Tuning	A	Tuning of tenant installed systems is exempt, but base building air handling, heating and cooling systems must be tuned irrespective of whether tenants have modified it or not.
	2.4	Independent Commissioning Agent	A	
Adaptation and Resilience	3.1	Implementation of a Climate Adaptation Plan	A	Where the climate change adaptation plan places design or operational requirements on tenants, project teams are required to demonstrate compliance for the requirements in leasing documentation.
Building Information	4.1	Building Information	A	The Building Users Guide includes guidance for what the <b>design intent</b> is for spaces, even if specific design elements are not yet installed. Including: <ul style="list-style-type: none"> <li>Lighting design, including fittings, which would meet target design.</li> </ul>

**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

CREDIT	CODE	CREDIT CRITERIA	TYPE	ADDITIONAL GUIDANCE
				<ul style="list-style-type: none"> <li>Ventilation design, including specific requirements with regards all other credits claimed (access for maintenance etc).</li> </ul> <p>Project teams to communicate information regarding the process for the tenant to update the Building Log Book in the Building Users Guide or equivalent.</p>
Commitment to Performance	5.1	Environmental Building Performance	A	Regardless of delivery scope, project teams are to demonstrate they have the mechanism to enforce compliance (e.g. model lease clauses), as outlined in the Guidance section of the credit.
	5.2	End of Life Waste Performance	A	Regardless of delivery scope, project teams are to demonstrate they have the mechanism to enforce compliance (e.g. model lease clauses), as outlined in the Guidance section of the credit.
Metering and Monitoring	6.0	Metering	A	<p>For each service, a minimum of one meter per floor is to be provided and commissioned by base building. Installation of tenant sub-meters for specific tenant uses is not required.</p> <p>Submission must demonstrate sufficient spare capacity to accept additional tenant sub-meters (HVAC, Lighting &amp; Power) and additional water sub-meters per tenancy.</p> <p>The base building may not rely on uninstalled tenant meters for calculations, error or leak detection.</p>
	6.1	Monitoring Systems	A	Where base building metering and monitoring strategy relies on connection of tenant meters guidance must be created for tenants regarding metering requirements, including rules for connection of meters and programming of monitoring systems. Project teams to demonstrate this guidance has been created for tenants in leasing documentation.
Responsible Building Practices	7.0	Environmental Management Plan	B	Applies to Head Contractor. Fitout contractors for subsequent tenancy <i>Cold Shell</i> fitouts are not required to meet the credit requirements.
	7.1	Formalised Environmental Management System	B	Applies to Head Contractor. Fitout contractors for subsequent tenancy <i>Cold Shell</i> fitouts are not required to meet the credit requirements.
	7.2	High Quality Staff Support	B	Applies to Head Contractor and their sub-contractors. Fitout contractors for subsequent tenancy <i>Cold Shell</i> fitouts are not required to meet the credit requirements.
Operational Waste	8A	Performance Pathway - Specialist Plan	A	<p>Operational Waste Management Plan is developed considering the whole building waste generation profile.</p> <p>Where tenant specific requirements for compliance with operational waste plan exist, project teams are required to demonstrate in leasing documentation.</p>

**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

CREDIT	CODE	CREDIT CRITERIA	TYPE	ADDITIONAL GUIDANCE
	8B	Prescriptive Pathway - Facilities	A	Waste facilities to be developed considering the whole building occupancy and waste generation profile. Tenancy Fitout Guide to include guidance for tenants regarding 8B.1.
Indoor Air Quality	9.1	Ventilation System Attributes	A	<p>Tenant Supplementary Systems, such as water cooled package units serving meeting rooms or communications rooms, where the design, maintenance and ownership are determined and controlled by the Tenant can be excluded. For further guidance regarding tenant supplemental units, refer to the NABERS protocol for determining base building and tenant allocation. Where NABERS assesses a system as a tenant load, these systems can be excluded from the credit, where NABERS assesses a system as base building, these systems must be shown to be compliant for the credit to be awarded. Systems which are excluded for the purposes of a NABERS base building rating may also be excluded for this credit.</p> <p>Refer to Section 6.1.5.2 of the <a href="#">NABERS Energy and Water for Offices The Rules Version 3.2 – September 2018</a>. These rules can be applied for building types other than Class 3.</p> <p>All base building systems installed must comply with credit criteria 9.1.3.</p> <p>In addition, where the expected base building design, as described in the Building User Guide or Tenancy Fitout Guide requires the installation of moisture or debris generating components (for example chilled beams, fan coil units or heating coils within VAV boxes) this credit cannot be claimed.</p>
	9.2	Provision of Outdoor Air	A	Project teams to demonstrate compliance with credit based on intended occupancy rate. Where the occupancy rate is different to Part D of the BCA, the design team shall demonstrate the basis for the occupancy rate.
	9.3	Exhaust or Elimination of Pollutants	A	Project teams are required to demonstrate provision for <i>Cold Shell</i> spaces has been provided based on building class.
Acoustic Comfort	10.1	Internal Noise Levels	A	'As Built' Internal Noise Levels assessment to be performed with consideration to all noise generated by the base building systems and any external noise ingress through the facade (as installed by the base building). Empty tenancy spaces must be tested for and demonstrate compliance.
	10.2	Reverberation	C	Guidance to be provided to future tenants regarding the effect of materials on reverberation.
	10.3	Acoustic Separation	C	<p>Where full-height intertenancy walls are being delivered by the Head Contractor to Cold Shell spaces, these walls must comply with the credit requirements and cannot be excluded; the point cannot be made 'Not Applicable'.</p> <p><b>This varies from the Submission Guidelines.</b></p>

**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

CREDIT	CODE	CREDIT CRITERIA	TYPE	ADDITIONAL GUIDANCE
Lighting Comfort	11.0	Minimum Lighting Comfort	C	Minimum requirement, no points allocated to this criterion meaning no points are scaled. Cold Shell spaces however are required to demonstrate compliance through a Tenancy Fitout Guide (or equivalent), model lease clause and commitment letter.
	11.1	General Illuminance and Glare Reduction	C	Documentation requirements and points allocation in this document supersede information in the Guidance section of this credit in the Submission Guidelines for Cold Shell spaces.
	11.2	Surface Illuminance	C	Documentation requirements and points allocation in this document supersede information in the Guidance section of this credit in the Submission Guidelines for Cold Shell spaces.
	11.3	Localised Lighting Control	C	Documentation requirements and points allocation in this document supersede information in the Guidance section of this credit in the Submission Guidelines for Cold Shell spaces.
Visual Comfort	12.0	Glare Reduction	C	Minimum requirement, no points allocated to this criterion meaning no points are scaled. Cold Shell spaces however are required to demonstrate compliance through a Tenancy Fitout Guide (or equivalent), model lease clause and commitment letter. Where blinds are used to meet compliance requirements, for <i>Cold Shell</i> spaces they are required to be wholly or partly contributed by the base building owner as part of leasing agreements. Guidance to be provided to future tenants regarding visual light transmittance. Project teams are required to demonstrate the future installation of blinds to windows are not impeded by base building services, façade design and/or structure. Solutions for installing blinds should not be cost prohibitive. Project teams to provide a typical blind detail to demonstrate how blinds can be integrated at the perimeter.
	12.1	Daylight	A	Cold Shell spaces are considered Primary space.
	12.2	Views	A	Cold Shell spaces are considered Primary space.
Indoor Pollutants	13.1	Paints, Adhesives, Sealants and Carpets	C	Documentation requirements and points allocation in this document supersede information in the Guidance section of this credit in the Submission Guidelines for Cold Shell spaces.
	13.2	Engineered Wood Products	C	Documentation requirements and points allocation in this document supersede information in the Guidance section of this credit in the Submission Guidelines for Cold Shell spaces.
Thermal Comfort	14.1	Thermal Comfort	A	For the modelled pathway, the model is to be carried out in line with the Guidance section of this credit in the Submission Guidelines. Modelling the thermal comfort levels based on provision of base building systems and minimum NCC requirements is accepted for the reference building pathway. For the prescriptive pathway for mechanical services, the requirements must be present in the model lease clauses and/or Tenancy Fitout Guide or equivalent.

**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

CREDIT	CODE	CREDIT CRITERIA	TYPE	ADDITIONAL GUIDANCE
	14.2	Advanced Thermal Comfort	A	The model is to be carried out in line with the Guidance section of this credit in the Submission Guidelines. Modelling the thermal comfort levels based on provision of base building systems and minimum NCC requirements is accepted.
<b>Energy</b>				
Greenhouse Gas Emissions	15A.0	Conditional Requirement: Prescriptive Pathway	A	
Greenhouse Gas Emissions	15A.1	Building Envelope	A	
	15A.2	Glazing	A	
	15A.3	Lighting	C	Illumination power density limits, lighting control systems and lighting zone sizes (for Class 5 and 9a) to be included in Tenancy Fitout Guide and leasing documentation.
	15A.4	Ventilation and Air-conditioning	A	
	15A.5	Domestic Hot Water Systems	A	
	15A.6 15A.10 (v1.3)	Accredited GreenPower Offsite Renewables	A	
	15A.7 (v1.3)	Fuel Switching	A	
	15A.8 (v1.3)	On-site Storage	A	
	15A.9 (v1.3)	Vertical Transport	A	

**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

CREDIT	CODE	CREDIT CRITERIA	TYPE	ADDITIONAL GUIDANCE
	15B.0	Conditional Requirement: NatHERS Pathway	A	
	15B.1	NatHERS Pathway	A	Class 2 Apartment Buildings are expected to be delivered as 'Modified Warm Shell'. Refer Appendix B.
	15B.2	Building Services and Appliances	A	Class 2 Apartment Buildings are expected to be delivered as 'Modified Warm Shell'. Refer Appendix B.
	15C.0	Conditional Requirement: BASIX Pathway	A	Class 2 Apartment Buildings are expected to be delivered as 'Modified Warm Shell'. Refer Appendix B.
	15C.1	BASIX Pathway	A	Class 2 Apartment Buildings are expected to be delivered as 'Modified Warm Shell'. Refer Appendix B.
	15C.2	Offsite Renewables	A	Class 2 Apartment Buildings are expected to be delivered as 'Modified Warm Shell'. Refer Appendix B.
	15D.0	Conditional Requirement: NABERS Pathway	A	
	15D.1	NABERS Energy Commitment Agreement Pathway	A	
	15D.2	Offsite Renewables	A	
	15E.0	Conditional Requirement: Reference Building Pathway	A	
	15E1. (and 15E.2 v1.3)	Comparison to a Reference Building Pathway	A	Modelled energy use for <i>Cold Shell</i> spaces to be based on the most energy-intensive allowed by base building system requirements outlined in leasing agreement/Tenancy Fitout Guide and NCC DTS provisions. For Cold Shell spaces where there is no provision for connection to base building systems, the project team are to model standalone (supplementary) tenant systems to based on the most energy-intensive allowed by requirements outlined in leasing agreement documentation.

**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

CREDIT	CODE	CREDIT CRITERIA	TYPE	ADDITIONAL GUIDANCE
				<p>Tenancy Fitout Guidance to identify (including but not limited to) the tenant's allowable internal loads (tenant lighting and equipment power allowances), HVAC system zoning requirements (internal and perimeter zones with independent temperature control), HVAC system type &amp; design capacities, and outdoor air rates.</p> <p>The design team must demonstrate the design provision (e.g. space allowance) that has been made for accommodating the system type modelled.</p>
	15E.3 15E.4 15E.5 (v1.3)	Offsite Renewables, District Services, Additional Prescriptive Measures	A	
Peak Electricity Demand Reduction	16A	Prescriptive Pathway - On-site Energy Generation	A	Peak demand for Cold Shell spaces to be calculated based on the most energy-intensive fitout allowed in leasing agreement/Tenancy Fitout Guides.
	16B	Performance Pathway - Reference Building	A	Modelling parameters to match Energy credit.
<b>Transport</b>				
Sustainable Transport	17A.1	Performance Pathway	A	
	17B.1	Access by Public Transport	A	
	17B.2	Reduced Car Parking Provision	A	
	17B.3	Low Emission Vehicle Infrastructure	A	
	17B.4	Active Transport Facilities	A	Base building to demonstrate End of Trip facilities have capacity for occupancy profiles of <i>Cold Shell</i> areas.
	17B.5	Walkable Neighbourhoods	A	

**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

CREDIT	CODE	CREDIT CRITERIA	TYPE	ADDITIONAL GUIDANCE
<b>Water</b>				
Potable Water	18A.1	Potable Water - Performance Pathway	A	<p>Base building to demonstrate End of Trip facilities have capacity for occupancy profiles of <i>Cold Shell</i> areas.</p> <p>Project team to also demonstrate no provision for showers (piping, drainage) has been provided within <i>Cold Shell</i> spaces so that showers cannot be easily installed/retrofitted.</p> <p>Where possible, toilets should be provided as part of the core/base building design.</p>
	18B.1	Sanitary Fixture Efficiency	A	<p>Base building to demonstrate End of Trip facilities have capacity for occupancy profiles of <i>Cold Shell</i> areas.</p> <p>Project team to also demonstrate no provision for showers has been provided within <i>Cold Shell</i> spaces so that showers cannot be easily installed/retrofitted.</p> <p>Where possible, toilets should be provided as part of the core/base building design.</p>
	18B.2	Rainwater Reuse	A	
	18B.3	Heat Rejection	A	Inputs for Heat Rejection should match that of the modelled pathway from GHG as per potable water guide section 7.2
	18B.4	Landscape Irrigation	A	
	18B.5	Fire System Test Water	A	
<b>Materials</b>				
Life Cycle Impacts	19A.1	Comparative Life Cycle Assessment	A	<p>Operational energy profile must match the Reference and Proposed Building in the Energy credit.</p> <p>When project teams can demonstrate that they have taken significant efforts to amend their delivery scope to avoid a warm shell that would be removed, project teams are invited to submit a technical question to confirm alternate scope of reference building. Project team will need to demonstrate:</p> <ul style="list-style-type: none"> <li>a) Significant effort and evidence of scope change documentation to avoid unnecessary environmental impacts from warm shell delivery (not just cost saving for example)</li> <li>b) A significant sustainability benefit in the elimination of finishes, in the context of the whole building</li> </ul>
	19A.2	Additional Life Cycle Impact Reporting	A	

**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

CREDIT	CODE	CREDIT CRITERIA	TYPE	ADDITIONAL GUIDANCE
	19B.1	Concrete	B	
	19B.2	Steel	B	
	19B.3	Building Reuse	B	
	19B.4	Structural Timber	B	
Responsible Building Materials	20.1	Structural and Reinforcing Steel	B	
	20.2	Timber Products	B	Tenancy Fitout Guide to include guidance to tenants on responsibly sourced timber.
	20.3	Permanent Formwork, Pipes, Flooring, Blinds and Cables	B	Tenancy Fitout Guide to include guidance to tenants on responsibly sourced PVC products.
Sustainable Products	21.1	Product Transparency and Sustainability	B	
Construction and Demolition Waste	22A	Fixed Benchmark	B	
	22B	Percentage Benchmark	B	
<b>Land Use and Ecology</b>				
Ecological Value	23.0	Endangered, Threatened or Vulnerable Species	A	
	23.1	Ecological Value	A	
Sustainable Sites	24.0	Conditional Requirement	A	

**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

CREDIT	CODE	CREDIT CRITERIA	TYPE	ADDITIONAL GUIDANCE
	24.1	Reuse of Land	A	
	24.2	Contamination and Hazardous Materials	A	
Heat Island Effect	25.0	Heat Island Effect Reduction	A	
<b>Emissions</b>				
Stormwater	26.1	Stormwater Peak Discharge	A	
	26.2	Stormwater Pollution Targets	A	
Light Pollution	27.0	Light Pollution to Neighbouring Bodies	A	The Building Owner to demonstrate policy outlining limitations on tenants for light pollution e.g. policies on external signage through Tenancy Fitout Guide or equivalent.
	27.1	Light Pollution to Night Sky	A	The Building Owner to demonstrate policy outlining limitations on tenants for light pollution e.g. policies on external signage through Tenancy Fitout Guide or equivalent.
Microbial Control	28.0	Legionella Impacts from Cooling Systems	A	
Refrigerant Impacts	29.0	Refrigerants Impacts	A	Relates to base building systems only. Project teams to outline requirements for standalone units in Cold Shell spaces via a Tenancy Fitout Guide (or equivalent). Requirements for the base building systems are to be in line with the credit requirements. Project teams to demonstrate the base building is compliant if all tenants use their cooling capacity with Water Cooled Package Units, based on the expected upper limit capacity of the supplemental cooling system for the tenants.
<b>Innovation</b>				
Innovative Technology or Process	30A	Innovative Technology or Process	A	Project teams wanting to submit innovation claims relating to <i>Cold Shell</i> spaces should contact the GBCA for further information and guidance.

**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

CREDIT	CODE	CREDIT CRITERIA	TYPE	ADDITIONAL GUIDANCE
Market Transformation	30B	Market Transformation	A	Projects may be eligible for an innovation claim under Market Transformation where it can demonstrated a specific <i>Cold Shell</i> strategy has been implemented or scope has changed from <i>Warm Shell</i> to <i>Cold Shell</i> following tenant engagement which results in significant sustainability benefits which would not have otherwise been realised. Project teams should contact the GBCA to discuss further.
Improving on Green Star Benchmarks	30C	Improving on Green Star Benchmarks	A	Project teams wanting to submit innovation claims relating to <i>Cold Shell</i> spaces should contact the GBCA for further information and guidance.
Innovation Challenge	30D	Innovation Challenge		
Global Sustainability	30E	Global Sustainability		

## Appendix B: Delivery Scopes by Asset Class

Different sectors will have distinct expected delivery scopes. The rating tool expects that non-tenanted building classes such as Class 9a Hospital buildings will be delivered a whole buildings (with less than 5% cold shell space – allowing for minor retail spaces). In this case, the guidance in this document is unlikely to apply. If this is not the case, project teams are encouraged to consult with a member of the Green Star Solutions team to discuss further.

Asset Class	Expected delivery scope for Primary and Secondary spaces in a Green Star rating
Class 2 Apartment Buildings	Modified <i>Warm Shell</i> (includes joinery and finishes, but excludes furniture)
Class 3 & 4 Hotels and other Residential Buildings	Whole building delivery (includes building and fitout installation)
Class 5 Commercial Buildings	<i>Cold Shell, Warm Shell or Integrated Fitout.</i> <i>Integrated Fitout can be treated as Cold Shell for the purposes of Green Star</i>
Class 6 Retail and Shopping Centres	<i>Cold Shell, Warm Shell or Integrated Fitout.</i> <i>Integrated Fitout can be treated as Cold Shell for the purposes of Green Star</i>
Class 7b Warehouses	<i>Cold Shell, Warm Shell or Integrated Fitout.</i> <i>Integrated Fitout can be treated as Cold Shell for the purposes of Green Star</i>
Class 8 Industrial buildings	<i>Cold Shell, Warm Shell or Integrated Fitout.</i> <i>Integrated Fitout can be treated as Cold Shell for the purposes of Green Star</i>
Class 9a Hospitals/healthcare buildings	Whole building delivery (includes building and fitout installation)
Class 9b Public Buildings: Schools, Universities, Sporting Facilities or Public Transport buildings	Whole building delivery (includes building and fitout installation)
Class 9c Aged Care buildings	Whole building delivery (includes building and fitout installation)

## Appendix C: Using the Scorecard

### Step 1:

Refer to the Instructions Tab for information regarding Cold Shell Spaces in the Scorecard.

### Cold Shell Spaces

#### Building Input Sheet

A section has been provided within the Building Input Sheet to enable project teams to identify the amount of space within the project which is being delivered as 'Cold Shell.'

1. Enter the total amount of Primary and Secondary Spaces within the project
2. Enter the total amount of Primary and Secondary Spaces within the project being delivered as Cold Shell.

The number of points available for cold shell spaces are based upon the ratio determined by the above inputs. The remaining points are able to be claimed as 'Not Applicable' within the Design Review and As Built Scorecard sheets. Where the 'Not Applicable' is not being claimed, no further inputs are required.

Note: If the points claimed in the Scorecard has been populated and the Cold Shell percentage changes, the Scorecard inputs will need to be manually updated

Refer to the 'D&AB Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts' document for further guidance on Primary and Secondary spaces in a building being delivered as Cold Shell.

▶ ...	Change Log	<b>Instructions</b>	Building Input Sheet	Design Review Scorecard	As Built Scorecard	Submission Planner
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**Step 2:**

Fill out the Cold Shell Spaces section of the 'Building Input Sheet', by noting:

- The number of Total Primary & Secondary Space in square metres, and
- The number of square metres of Cold Shell space.

This will calculate what percentage of the Type C points can be targeted as normal and as 'Not Applicable'.

<b>Cold Shell Spaces</b>	
This section is used to calculate the percentage of Cold Shell spaces and determines how Type C credits will be treated for the project. Where Cold Shell Spaces make up between 5% - 95% of Primary and Secondary Spaces, they may be excluded on submission of relevant documentation, and the scorecard is adjusted to reflect this exclusion in the credit's points available value. Refer to the <i>D&amp;AB Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts</i> document for more information.	
<b>Total Primary &amp; Secondary space (m<sup>2</sup>)</b>	
<b>Total Cold Shell Area (m<sup>2</sup>)</b>	
<b>Total Cold Shell Areas (%)</b>	
<b>Scaling of Type C Credits</b>	<b>Credits will be scaled at 100% so that 100% of the points available in Type C credits may be targeted as Not Applicable.</b>

...	Change Log	Instructions	<b>Building Input Sheet</b>	Design Review Scorecard	As Built Scorecard	Submission Planner	⊕
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**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

**Step 3:**

The Calculator will automatically calculate Type C credit points available, and points available to be made ‘Not Applicable’.

Project teams fill in the cells in the Points Targeted and N/A Targeted columns based on the project’s ambitions.

The ‘Points Targeted’ and ‘N/A Targeted’ cells at the top of the columns will populate as the scorecard is filled out. The ‘Targeted Overall Points Total’ is ‘N/A Targeted’ deducted from the standard 100 points.

**Green Star - Design & As Built Scorecard**

<b>Project:</b>	0
<b>Targeted Rating:</b>	

<b>Targeted Overall Points Total</b>	<b>Points Targeted</b>	<b>NA Targeted</b>
97.6	42.2	2.4

<b>Points Awarded</b>	<b>Points TBC</b>	<b>NA Awarded</b>	<b>NA TBC</b>	<b>Overall Points Total</b>
0.0	0.0	0.0	0.0	100.0

CATEGORY / CREDIT	AIM OF THE CREDIT / SELECTION	CODE	CREDIT CRITERIA	SHELL & CORE CREDIT TYPE	POINTS AVAILABLE	NA AVAILABLE	POINTS TARGETED	NA TARGETED	POINTS AWARDED	POINTS TBC	OUTCOME	NA OUTCOME	ASSESSMENT CO
<b>Indoor Environment Quality</b>					<b>17</b>								
<b>Indoor Air Quality</b>	To recognise projects that provide high air quality to occupants.	9.1	Ventilation System Attributes	A	0.6	0.4	0.6	0.4					
		9.2	Provision of Outdoor Air	A	2.0	-	2.0						
		9.3	Exhaust or Elimination of Pollutants	A	1.0	-	1.0						
<b>Acoustic Comfort</b>	To reward projects that provide appropriate and comfortable acoustic conditions for occupants.	10.1	Internal Noise Levels	A	1.0	-	1.0						
		10.2	Reverberation	C	0.6	0.4	0.6	0.0					
		10.3	Acoustic Separation	C	0.6	0.4	0.0	0.4					
<b>Lighting Comfort</b>	To encourage and recognize well-lit spaces that provide a high degree of comfort to users.	11.0	Minimum Lighting Comfort	C	-	-	Complies	Complies					
		11.1	General Illuminance and Glare Reduction	C	0.6	0.4	0.6	0.4					
		11.2	Surface Illuminance	C	0.6	0.4	0.6	0.4					
		11.3	Localised Lighting Control	C	0.6	0.4	0.6	0.4					
<b>Visual Comfort</b>	To recognise the delivery of well-lit spaces that provide high levels of visual comfort to building occupants.	12.0	Glare Reduction	C	-	-	Complies	Complies					
		12.1	Daylight	A	2.0	-	2.0						
		12.2	Views	A	1.0	-	1.0						
	To recognise projects that safeguard occupant health through the	13.1	Paints, Adhesives, Sealants and Carpets	C	0.6	0.4	0.6	0.4					

**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

Note that Points and N/A for a credit can be targeted independently, if a project chooses to pursue the point but not the N/A documentation requirements, or vice versa.

**Green Star - Design & As Built Scorecard**

<b>Project:</b>	0
<b>Targeted Rating:</b>	

<b>Targeted Overall Points Total</b>
97.6

<b>Points Targeted</b>	<b>NA Targeted</b>
42.2	2.4

<b>Points Awarded</b>	<b>Points TBC</b>	<b>NA Awarded</b>	<b>NA TBC</b>	<b>Overall Points Total</b>
0.0	0.0	0.0	0.0	100.0

CATEGORY / CREDIT	AIM OF THE CREDIT / SELECTION	CODE	CREDIT CRITERIA	SHELL & CORE CREDIT TYPE	POINTS AVAILABLE	NA AVAILABLE	POINTS TARGETED	NA TARGETED	POINTS AWARDED	POINTS TBC	OUTCOME	NA OUTCOME	ASSESSMENT CO
<b>Indoor Environment Quality</b>					17								
<b>Indoor Air Quality</b>	To recognise projects that provide high air quality to occupants.	3.1	Ventilation System Attributes	A	0.6	0.4	0.6	0.4					
		3.2	Provision of Outdoor Air	A	2.0	-	2.0						
		3.3	Exhaust or Elimination of Pollutants	A	1.0	-	1.0						
<b>Acoustic Comfort</b>	To reward projects that provide appropriate and comfortable acoustic conditions for occupants.	10.1	Internal Noise Levels	A	10	-	10						
		10.2	Reverberation	C	0.6	0.4	0.6	0.0					
		10.3	Acoustic Separation	C	0.6	0.4	0.0	0.4					
<b>Lighting Comfort</b>	To encourage and recognise well-lit spaces that provide a high degree of comfort to users.	11.0	Minimum Lighting Comfort	C	-	-	Complies	Complies					
		11.1	General Illuminance and Glare Reduction	C	0.6	0.4	0.6	0.4					
		11.2	Surface Illuminance	C	0.6	0.4	0.6	0.4					
		11.3	Localized Lighting Control	C	0.6	0.4	0.6	0.4					
<b>Visual Comfort</b>	To recognise the delivery of well-lit spaces that provide high levels of visual comfort to building occupants.	12.0	Glare Reduction	C	-	-	Complies	Complies					
		12.1	Daylight	A	2.0	-	2.0						
		12.2	Views	A	1.0	-	1.0						
	To recognise projects that safeguard occupant health through the	13.1	Paints, Adhesives, Sealants and Carpets	C	0.6	0.4	0.6	0.4					

**Green Star – Design & As Built Fitout Scope: Guidance for Cold Shell, Warm Shell and Integrated Fitouts Revision 1**

Date issued: 31 Jan 2020

**Step 4:**

The Certified Assessor will assess the project team’s submission and assign points to the relevant Points Awarded/TBC or N/A Awarded/TBC columns.

The ‘Overall Points Total’ cell will show the final number of points the project will be scored against, based on the Assessor awarding the points targeted as N/A.

Innovation Points will be awarded on top of the Overall Points Total.

**Green Star - Design & As Built Scorecard**

Project:	0
Targeted Rating:	

Targeted Overall Points Total
97.6

Points Targeted	NA Targeted
42.2	2.4

Points Awarded	Points TBC	NA Awarded	NA TBC	Overall Points Total
0.0	0.0	0.0	0.0	100.0

CATEGORY / CREDIT	AIM OF THE CREDIT / SELECTION	CODE	CREDIT CRITERIA	SHELL & CORE CREDIT TYPE	POINTS AVAILABLE	NA AVAILABLE	POINTS TARGETED	NA TARGETED	POINTS AWARDED	POINTS TBC	OUTCOME	NA OUTCOME	ASSESSMENT CO
<b>Indoor Environment Quality</b>					17								
<b>Indoor Air Quality</b>	To recognise projects that provide high air quality to occupants.	3.1	Ventilation System Attributes	A	0.6	0.4	0.6	0.4					
		3.2	Provision of Outdoor Air	A	2.0	-	2.0						
		3.3	Exhaust or Elimination of Pollutants	A	1.0	-	1.0						
<b>Acoustic Comfort</b>	To reward projects that provide appropriate and comfortable acoustic conditions for occupants.	10.1	Internal Noise Levels	A	1.0	-	1.0						
		10.2	Reverberation	C	0.6	0.4	0.6	0.0					
		10.3	Acoustic Separation	C	0.6	0.4	0.0	0.4					
<b>Lighting Comfort</b>	To encourage and recognise well-lit spaces that provide a high degree of comfort to users.	11.0	Minimum Lighting Comfort	C	-	-	Complies	Complies					
		11.1	General Illuminance and Glare Reduction	C	0.6	0.4	0.6	0.4					
		11.2	Surface Illuminance	C	0.6	0.4	0.6	0.4					
		11.3	Localised Lighting Control	C	0.6	0.4	0.6	0.4					
<b>Visual Comfort</b>	To recognise the delivery of well-lit spaces that provide high levels of visual comfort to building occupants.	12.0	Glare Reduction	C	-	-	Complies	Complies					
		12.1	Daylight	A	2.0	-	2.0						
		12.2	Views	A	1.0	-	1.0						
		13.1	Paints, Adhesives, Sealants and Carpets	C	0.6	0.4	0.6	0.4					