green building council australia

Technical Clarifications and CIR Rulings

Generated between 18th December and 29th February 2008

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

Switching between versions of Green Star rating tools: Projects registered to receive a Green Star Certified Rating may choose to be assessed using a more recent version of a Green Star Rating Tool. The GBCA staff must be notified in writing prior to receiving the project's submission for assessment. Please note that no project can be assessed under the version that was superseded by the version mentioned in the project's registration.

Contractual evidence
CIR Ruling: The CIR to deem construction drawings equivalent to a specification is **granted conditionally** on the project's ability to demonstrate that:

- The Construction drawings contain all the information required to define the design and scope of work; and
- An extract from the main building contract that addresses precedence is submitted and stipulates that drawings take precedence over specifications.

The Certified Assessor(s) will look for a similar level of certainty as to that which they would look for within specifications.

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

Management

Man-7 Waste Management
CIR Ruling: The Credit Interpretation Request (CIR) to provide a letter from the building owner confirming that the contractor was required to carry out the waste recycling for a minimum fixed proportion of the waste by weight and report to the client, instead of an extract from the contract provision for a Green Star – Office As Built v2 As rating, is **granted conditionally** on the project's ability to demonstrate the following:

- A short report detailing how the waste management activities were carried out in accordance with the Technical Manual, including the description of how the minimum fixed proportion of the waste by weight was recycled or reused; and
- All other submitted documentation clearly demonstrates that the compliance requirements have been met.

The Certified Assessor(s) will look for a similar level of certainty as to that which they would look for within a contractual provision.

Indoor Environment Quality

IEQ-5 'Daylight Glare Control'
Technical Clarification: Existing adjacent buildings can be taken into consideration when calculating the >80% shading requirement as this is consistent with the requirements of other

credits (such as IEQ-4 'Daylight'). The project must justify any assumptions regarding the calculations in their submission (i.e. by providing aerial photographs and elevations indicating the location, height and material (wherever relevant) of the surrounding structures).

IEQ-11 'Asbestos'
Since use of asbestos has been banned in Australia, this credit is automatically deemed 'Not Applicable' for any new building on a non-contaminated greenfield site that began construction in 2005 or later. This does not apply to any project where any demolition of existing building(s) occurs, and the Credit Criteria must be met.

IEQ-13 'Volatile Organic Compounds'
A sealer for an exposed concrete floor must comply with the criteria for an 'interior sealer'.

Transport

Tra-1 'Provision of Car Parking'

CIR Ruling: The Credit Interpretation Request (CIR) to exclude time-limited service vehicle spaces, as required by Council DCP, is **granted conditionally** on the project's ability to demonstrate that time-limited service vehicle spaces are clearly marked and designated for the sole use of these vehicles AND are not available for the use of tenants (i.e. that tenants are either physically or punitively precluded from parking in those spaces).

CIR Ruling: Where no minimum or maximum parking requirements exist and the project chooses to supply no car parks, the project will be eligible for two points.

Water

Wat-1 'Occupant Amenity Potable Water Efficiency'
CIR Ruling: The CIR to allow the discharge water from the cooling towers to be used for toilet flushing is **granted conditionally** on the project's ability to demonstrate that measures have been taken to address health risks posed by using this discharged water have been minimised (e.g. through approval from a relevant authority). Due to the limitations of the Potable Water Calculator, please enter the discharged water amount as 'greywater'. Please note that this merely compensates for the current limitations of the Calculator and does not alter the definition of greywater.

Materials

Mat-2 'Re-use of Façade' & Mat-3 'Re-use of Structure'
CIR Ruling: The Credit Interpretation Request (CIR) to provide aerial photograph(s) or elevation photographs that show the extent of the existing buildings instead of as-built drawings is **granted conditionally** on the project's ability to provide (in addition to the other evidence required in the Technical Manual) dated photograph(s) generated at, or prior to, site purchase, clearly showing the built area on the site.

Emissions

Emi-5 'Watercourse Pollution'
The "Victorian EPA Best Practise for Environmental Management for Urban Stormwater" (1999) document has been published by CSIRO and is available to download from http://www.publish.csiro.au/nid/197/issue/3822.htm as a PDF document entitled "Urban Stormwater Best Practise Environmental Management Guidelines" (2006).

Indoor Environment Quality

IEQ-6 'Electric Lighting Levels'
CIR Ruling: The CIR to exempt the "video-conferencing mode" settings for a video-conferencing room from meeting the criteria of this credit is **granted conditionally** on the project's ability to demonstrate that the video-conferencing room is in fact equipped for videoconferencing, that the default setting of the room is less than 400 Lux, and that the lighting controls will automatically reset the room's illumination levels back to the default level when the video-conferencing equipment is not in operation.

CIR Ruling: The Credit Interpretation Request (CIR) to use dimmers combined with lumen sensors as an alternative, but equivalent strategy for meeting the Aim of the Credit is **denied**. The energy benefits of the proposed solution are picked up in the Energy Category; this credit is specifically intended to avoid over-designing of lighting systems.

CIR Ruling: The Credit Interpretation Request (CIR) to use suspended overhead task lighting that illuminates up to two workstations at a time is **granted conditionally** on the project's ability to demonstrate the following:

1. The suspended overhead task lighting must be connected to both workstations for individual control;
2. The overhead task lighting must be connected to the tenant's light control system;
3. The Lux levels specified in the Credit Criteria must be met for the specified proportion of the NLA; and
4. The system installed and any assumptions made are reflected throughout the rest of the design and submission.

IEQ-9 'Asbestos'
Technical Clarification: Any area that is accessed or uncovered by contractors as part of fitout works that might contain asbestos must form part of the survey and removal, if applicable. This can include areas such as risers of plant rooms if works are carried out in those areas.

Ceiling voids must be included within the asbestos survey and removal.

Since use of asbestos has been banned in Australia, this credit is automatically deemed 'Not Applicable' for any fitout in a new building which was begun on a non-contaminated greenfield site that begun construction in 2005 or later.

IEQ-11 'Volatile Organic Compounds'
The testing methods for tenancy fitout items have been expanded to include both small chamber and large chamber protocols. The product(s) must comply with the maximum TVOC limits in the table below.

©Green Building Council of Australia

Internationally Accepted Test Method		Small Chamber (typically used to report on product component emissions)	Large Chamber (typically used to report on entire finished item emissions)
Testing Method		ASTM D5116-06	ASTM 6670-01 OR US EPA Environmental Technology Verification (ETV) test method 'Large Chamber Test Protocol for Measuring Emissions of VOCs and Aldehydes, September 1999'
Fitout Items	Workstations	≤ 0.5 mg/item/h	≤ 0.5 mg/item/h
	Walls	≤ 0.5 mg/m^2/h	≤ 0.5 mg/m^2/h
	Partitions	≤ 0.5 mg/m^2/h	≤ 0.5 mg/m^2/h
	Tables	≤ 0.5 mg/item/h	≤ 0.5 mg/item/h
	Chairs	≤ 0.5 mg/item/h	≤ 0.5 mg/item/h
	Storage Units	≤ 0.5 mg/item/h	≤ 0.5 mg/item/h

IEQ-14 'Tenant Exhaust"
Where supply air is being provided to an enclosed photocopier/print room, the dedicated exhaust riser must be able to exhaust a net 5L/s/m2 over that which is being supplied, and meet all other criteria stated in the Technical Manual.

CIR Ruling: The Credit Interpretation Request (CIR) to deem an 'almost-enclosed area' with an opening that is similar in size to a door equivalent to an enclosed room is **granted**. The size of the opening must not exceed 1.2 meters wide x 2.2 meters high (standard door dimensions).

Materials

Mat-2 'Flooring'
Acceptable documentation for Good Environmental Choice Australia (GECA) certified products
1. A copy of the GECA License Agreement for the nominated product(s);
OR
2. Printout(s), dated within 12 months immediately preceding the Round 1 submission, from the Products Register of the GECA website.

Mat-3 'Walls & Partitions'

Any base building walls are excluded from the Mat-3 'Walls and Partitions Calculator'. Only non-bearing tenant partitions are to be included.

CIR Ruling: The Credit Interpretation Request (CIR) to exclude the retained walls in a refurbishment from the area of the built zones calculation is **granted conditionally** on the project's ability to demonstrate that the walls were existing, by providing either:
- Construction plan drawings with the relevant existing partitions clearly indicated and a letter from the tenancy architect confirming the walls existed prior to any tenancy work and are at least 1 year old;

OR

- Drawings of the previous tenancy, indicating the existing walls that are being retained. The date on the drawing must be highlighted to confirm the walls are at least 1 year old.

In addition, if the retained walls are to be excluded from the built zone calculation, they must also be excluded from the Mat-3 'Walls and Partitions Calculator' (i.e. cannot be claimed as 'reused').

Acceptable documentation for Good Environmental Choice Australia (GECA) certified products

1. A copy of the GECA License Agreement for the nominated product(s);

OR

2. Printout(s), dated within 12 months immediately preceding the Round 1 submission, from the Products Register of the GECA website.

Man-4 'Chairs'

Acceptable documentation for Good Environmental Choice Australia (GECA) certified products

1. A copy of the GECA License Agreement for the nominated product(s);

OR

2. Printout(s), dated within 12 months immediately preceding the Round 1 submission, from the Products Register of the GECA website.

Man-5 'Workstations'

Acceptable documentation for Good Environmental Choice Australia (GECA) certified products

1. A copy of the GECA License Agreement for the nominated product(s);

OR

2. Printout(s), dated within 12 months immediately preceding the Round 1 submission, from the Products Register of the GECA website.

Man-6 'Storage'

Acceptable documentation for Good Environmental Choice Australia (GECA) certified products

1. A copy of the GECA License Agreement for the nominated product(s);

OR

2. Printout(s), dated within 12 months immediately preceding the Round 1 submission, from the Products Register of the GECA website.

Man-7 'Joinery'

Acceptable documentation for Good Environmental Choice Australia (GECA) certified products

1. A copy of the GECA License Agreement for the nominated product(s);

OR

2. Printout(s), dated within 12 months immediately preceding the Round 1 submission, from the Products Register of the GECA website.

Mat-9 'Waste Management for Tenancy Operation'

CIR Ruling: The Credit Interpretation Request (CIR) to have a smaller designated recycling space combined with the use of a compaction device be deemed equivalent to providing a sufficiently sized recycling storage space is **denied**. Although installed as a permanent feature, the use of a compactor device is considered operational.

Mat-11 'Sustainable Timber'

Products made completely of laminate that is not pressed onto a wood-product substrate, (e.g. High-Pressure Laminate and Compact Laminate) are not considered to be composite timber products for the purposes of Green Star and are therefore not subject to the Credit Criteria of this credit.

Land Use and Ecology

Eco-3 Building Environmental Management & Eco-4 Commitment to Building Performance
CIR Ruling: The Credit Interpretation Request (CIR) to provide an executed letter agreement instead of an extract from the Lease Agreement is **granted conditionally** on the project's ability to provide a similar level of certainty and detail as that which would be found in the Lease Agreement. Please refer to the Technical Manual for mechanisms which may assist in providing this level of certainty.

Eco-4 'Commitment to Building Performance'
CIR Ruling: The Credit Interpretation Request (CIR) to have an executed letter agreement detailing the roles and responsibilities of both parties with regards to the building owner / manager's environmental initiatives be deemed equivalent to an extract from the Lease Agreement which contains this same information is **granted conditionally** on the project's ability to provide a similar level of certainty and detail as that which would be found in the lease agreement. Please refer to the Technical Manual for mechanisms which may assist in providing this level of certainty.

Eco-5 'Shell and Core or Integrated Fitout'
CIR Ruling: The CIR to deem a previously occupied tenancy that has been stripped down to a shell and core status be deemed "shell and core" for purposes of Green Star – Office Interiors v1.1 is **denied**. As specified in the Technical Manual, this credit only applies to tenancy fitouts that are within a new base building construction or are part of an existing building refurbishment. All other building scenarios are considered 'Not Applicable'.

©Green Building Council of Australia