

High Performance Site Offices

Points Available: 1

Developed in partnership with Brookfield Multiplex.

Aim

To improve the sustainability performance of site offices thus increasing health and productivity outcomes of site workers.

Rating Tool Eligibility



Green Star
Communities



Green Star
Design & As Built



Legacy Green Star
Rating Tools

Why is this Innovation Challenge Important?

A significant proportion of construction industry employees work in on-site temporary office accommodation, or 'site sheds'. While they may only work on a particular site shed for an average of two years, they will then move on to another site shed, thus occupying poor quality site offices for a significant proportion of their careers.

The temporary site offices are typically rented modular sheds or short term office fitouts. Often due to their short term nature, sustainable design and fit out of temporary offices is expensive and reactive.

This Innovation Challenge aims to encourage project teams, developers, and site shed manufacturers to consider the impacts of site shed construction and occupation on the environment and occupants. The Challenge also aims to encourage discussion around what best practice site shed construction should be, and what other benchmarks should be measured. A preliminary checklist has been developed to assist the discussion and encourage a minimum level of amenity and compliance.

This Innovation Challenge is only open to demountable site sheds. It is not, however, intended to stop project teams from seeking innovation claims on the areas of improving health of staff, or environmental impacts at construction through the provision of staff offices. Project teams may wish to seek clarification should other solutions other than demountable site sheds be used by submitting a query to the GBCA.

Compliance Requirements

To claim this Innovation Challenge your project team must:

- Review the ‘High Performance Site Office Checklist’ to understand the Innovation Challenge requirements.
- Demonstrate that a site shed(s) that complies with at least 75% of the requirements in the Checklist has been procured and has been used by the majority of construction workers on site.
- Demonstrate that an assessment of the satisfaction of the occupants of the site office was done during its use, and where issues were found, they have been addressed, ideally using BOSSA.

The ‘High Performance Site Office Checklist’ is available for download from the GBCA website. A screenshot is included below for reference.

Link to ‘High Performance Site Office Checklist’:

<http://www.gbca.org.au/green-star/technical-support/innovation-in-green-star/>

Sustainability Issue	Please detail how this issue was addressed
<p>1. Impacts from site shed construction</p> <p><input type="checkbox"/> The site was manufactured in facilities certified to ISO 14001; or</p> <p><input type="checkbox"/> The site shed was manufactured over 5 years ago.</p> <p>Confirmation from the site shed manufacturer must be provided.</p>	
<p>2. Timber</p> <p><input type="checkbox"/> Timber used in the construction of the site shed complies with chain of custody certification by FSC or AFS.</p> <p>Confirmation from the site shed manufacturer must be provided.</p>	
<p>3. Metering</p> <p><input type="checkbox"/> The site shed has been metered separately to ascertain its energy and water use, and in a manner that provides an option for measuring energy waste or leaks.</p> <p>Evidence of installation (such as photographs, diagrams or drawings) of water and energy meters must be provided. At least one monthly reading from each meter type to be provided.</p>	

Excerpt of the Checklist to be completed by the project team.

Alternative Compliance Methods

A Credit Interpretation Request (CIR) may be submitted to the Green Building Council of Australia (GBCA) when an applicant wishes to advocate for an alternative yet equivalent method of meeting the Compliance or Documentation Requirements. Any CIRs submitted for this Innovation Challenge will be processed as free-of-charge.

References

Building Occupants Survey System Australia – BOSSA – <http://www.bossasystem.com/>

Documentation Requirements

Design Review / Design and As Built Submission

Provide the following required documentation:

- **Submission Template** outlining how the project team has addressed the Innovation Challenge. The Submission Template also enables project teams to provide feedback on the Innovation Challenge to inform future developments.

Provide documentation to support the claims made within the Submission Template. This may include:

- Evidence demonstrating that the site shed(s) complies with at least 75% of the requirements in the 'High Performance Site Office Checklist' and has been used by the majority of office workers on site.
 - All relevant supporting documentation, as detailed in the 'High Performance Site Office Checklist' must also be included in the submission.
- Evidence demonstrating that an assessment to the satisfaction of the occupants of the site office was done during its use, and where issues were found, they have been addressed, ideally using the Building Occupants Survey System Australia (BOSSA).