

# Green Star SA Certification

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A design, project or building cannot publicly claim a Green Star SA rating unless the GBCSA has certified the rating. The GBCSA will commission one or more third-party Assessors to check and validate the project's self-rating and recommend (or oppose) a Green Star SA Certified Rating.

Green Star SA – Office v1.1 certification identifies projects that have demonstrated a commitment to a specific level of environmental sustainability by informing the industry of the design performance of the project in terms that are widely understood and accepted.

The benefits of certification include:

- Gaining market recognition as a leader in the green building industry;
- Establishing a competitive commercial advantage when seeking occupants/users of the facility; and
- Validating the achievement through third party assessment.

### ELIGIBILITY

To be eligible for Green Star SA assessment, projects must meet all four provisions of the Green Star SA Eligibility Criteria detailed below.

1. Spatial Differentiation
2. Space Use
3. Conditional Requirements
4. Timing of Certification

### CONFIRMING ELIGIBILITY

It is the responsibility of each project team to check the most current Eligibility Criteria on the GBCSA website at the time of registration and to ensure that their project(s) is eligible.

Whenever unsure, project teams can request an eligibility confirmation from the GBCSA by forwarding a brief description of the project to [greenstarsa@gbcsa.org.za](mailto:greenstarsa@gbcsa.org.za).

Registration does not guarantee assessment; no project will be assessed if it is deemed ineligible against the Eligibility Criteria current at the time of registration.

The GBCSA reserves the right to deny eligibility to assessment of any project that is deemed to compromise the Green Star SA brand, and to revise these criteria to better achieve the goals of the Green Star SA rating tools.

### ELIGIBILITY CRITERION 1: SPATIAL DIFFERENTIATION

To achieve a meaningful result and to send a clear message to the marketplace, Green Star SA rating tools are only applicable to distinct projects and not to project components.

To be eligible for a Green Star SA – Office v1.1 assessment, the building must be clearly distinct from surrounding buildings and be both of the following:

- A building with a distinct street address and entry, and
- A freestanding building OR fully autonomous building inconsequentially laterally adjacent to an existing building(s).

NOTE: Shared building services (such as Mechanical, HVAC plant, water treatment etc.) or amenities (waste rooms, bicycle facilities, car parks etc.) do not affect the Building's eligibility for Green Star SA assessment. However, please review specific credits in this Technical Manual and see the GBCSA's website for guidance on how they must be addressed for the purposes of the Green Star SA submission.

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## ELIGIBILITY CRITERION 2: SPACE USE

Whenever the Building has multiple uses (e.g. retail, office, residential), in order to meet the Eligibility Criteria 2, building uses addressed by any given Green Star SA rating tool must jointly account for at least 80% of the total building's Gross Floor Area (GLA).

To be eligible for a Green Star SA – Office v1.1 assessment, a minimum of 80% of the building's gross floor area (GFA), measured to exclude internal car park(s) must be classified as Commercial Office space.

Should the total Commercial Office space be less than 80% the building may be eligible for assessment under future Green Star SA rating tools.

## ELIGIBILITY CRITERION 3: CONDITIONAL REQUIREMENTS

The Green Star SA rating tools have a number of Conditional Requirements (such as minimal energy efficiency and protecting land of high agricultural value). Regardless of how many other credits the Building achieves, it will not be eligible for a Green Star SA Certified rating unless all of the rating tool's Conditional Requirements are met.

There are two Conditional Requirements in Green Star SA – Office v1.1:

- Ene – Conditional Requirement
 

The building must demonstrate energy performance equal to or better than a notional building constructed to the “deemed to comply” fabric and building services clauses of SANS 204 Energy Efficiency in Buildings 2008 version.
- Eco – Conditional Requirement
 

The building must be a refurbishment or not be on land of high ecological value. To fulfil this requirement none of the following must be applicable to the site:

  - Prime agricultural land;
  - Within 100m of primary vegetation;
  - Class 1 Ridge or within a defined buffer;
  - Presence of Red Data species or habitat for Red Data species or within a defined buffer; or
  - Within 100m of a wetland or river.

## ELIGIBILITY CRITERION 4: TIMING OF CERTIFICATION

Green Star SA rating tools correspond to specific phases within a building project, and as such certification must be achieved within the timeframe applicable to the relevant rating tool.

- Submissions for a ‘Design’ Certified Rating can be lodged as soon as the required evidence is available; this could be prior to commencement of construction. The Certified Rating can be achieved prior to practical completion, but no later than 24 months after practical completion.
- Submissions for an ‘As Built’ Certified Rating can be lodged following the practical completion of the project. The Certified Rating must be achieved within 24 months after practical completion.
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