Green Star Buildings NZ - Eligibility Criteria

All buildings aiming to achieve a Green Star Buildings NZ rating are subject to the following eligibility criteria:

Building Type

Green Star Buildings NZ is intended to rate new buildings and major refurbishments. The majority of building types are eligible to be rated, including mixed-use developments.

Note: any New Zealand based developments that have a residential component should consult with the NZGBC first. Homestar is the preferred rating tool available for use by new build residential developments with primarily sole-occupant dwellings (whether standalone, terrace housing or apartments). University dormitories are to be rated to Green Star since they will not be individually sold in the future. If clarification is needed on how a specific type of building can fit within this rating tool, please submit a Technical Question or contact the NZGBC.

Spatial Differentiation

To meet the Spatial Differentiation criterion, the project must be clearly distinct; project components are not eligible. An addition to a building that cannot be easily differentiated from the original, unaltered building does not fulfil this requirement. Shared building services (such as HVAC plant or water treatment) or amenities (such as waste rooms or bicycle facilities) do not affect the building's eligibility for Green Star assessment. Sub-tenancies are considered part of the fitout and cannot be excluded from the rating.

Timing of Submission for Certification

All projects registered for Green Star Building NZ must achieve an As Built certified rating. Registered projects have the option of achieving a Design Assessment as an interim step towards As Built certification.

Designed Assessment

Submissions for a Design Assessment can be lodged as soon as the required evidence is available, but prior to practical completion. The Designed Assessment is intended as an opportunity for a review at an early stage, to lend confidence where desired by project teams.

As Built Certified Rating

Submissions for an As Built certified rating can be lodged after practical completion.

Time Requirements:

Certain timeframes and thresholds must be adhered to for a project to achieve a certified rating. The following milestones are mandatory for all registered projects, and if any are not met, a project's certified rating will either expire or will be cancelled according to the Green Star Certification Agreement.

- As Built certified rating must be achieved within 24 months of practical completion.

- Either a Designed Assessment or an As Built certified rating must be achieved by the date occurring 3 years from the registration date.
- Either a Designed Assessment or an As Built certified rating must be achieved within 12 months following the receipt of Round 1 comments from the NZGBC.
- As Built certified rating does not expire.
- A Designed Assessment must be achieved prior to practical completion.
- A Designed Assessment will expire when either of the following occurs:
    a) The project achieves an As Built certified rating; or
    b) The project reaches 24 months post practical completion.
- A Designed Assessment will be cancelled at any time if there is no intent to achieve an As Built certified rating.

Minimum Expectations

There is a set of *Minimum Expectations* that must be achieved by all projects to achieve a Green Star rating. Projects must ensure they can fulfil all the *Minimum Expectations* before registering for Green Star. When a project team fills out their Green Star Expression Of Interest, they must agree that the project will meet the *Minimum Expectations*.

To achieve a certified rating under the Green Star Buildings NZ rating tool, the project must meet 'Minimum Expectations' set in the following credits:

- Credit 2 Responsible Construction
- Credit 3 Verification and Handover
- Credit 4 Responsible Resource Management
- Credit 10 Clean Air
- Credit 11 Light Quality
- Credit 12 Acoustic Comfort
- Credit 13 Exposure to Toxins
- Credit 14 Thermal Comfort and Amenity Spaces
- Credit 16 Climate Change Resilience
- Credit 21 Upfront Carbon Emissions
- Credit 22 Energy Use
- Credit 23 Energy Source
- Credit 25 Water Use
- Credit 27 Movement and Place
- Credit 31 Inclusive Construction Practices
- Credit 35 Impacts to Nature

The NZGBC may request that full documentation be submitted prior to EOI to determine a project's eligibility (recommended supporting evidence is listed in the corresponding credits).

The NZGBC reserves the right to provide the final ruling on a project's compliance with the Minimum Expectations. Projects are required to contact the NZGBC if they are unsure if they comply or believe they should not be made subject to the Minimum Expectations.

Other Requirements

Further requirements are set out in the Certification Agreement. It is the responsibility of the applicant to comply with all legal requirements in respect of their project.

Green Star Buildings NZ Appendix: Minimum Expectations

Credit 2 Responsible Construction

It is a Minimum Expectation that the builder or head contractor has an environmental management system in place and an environmental management plan to cover the scope of construction activities. The builder must divert at least 40% of construction and demolition waste from landfill, and the head contractor provides training on the sustainability targets of the building.

The project must comply with **all four** of the following criteria to achieve a Green Star rating:

- Environmental Management System
- Environmental Management Plan
- Construction and Demolition Waste
- Sustainability Training

Credit 3 Verification and Handover

It is a Minimum Expectation that the building is set up for optimum ongoing management due to its appropriate metering and monitoring systems, has set environmental performance targets, is designed and tested for airtightness, has been commissioned and will be tuned. The project team also creates and delivers operations and maintenance information to the facilities management team at the time of handover.

The project must comply with **all three** of the following criteria to achieve a Green Star rating:

- Metering and Monitoring
- Commissioning and Tuning
- Building Information

Credit 4 Responsible Resource Management

To achieve a certified rating, the project must demonstrate that operational waste and recovery streams can be separated and recovered in a safe and efficient manner.

The building must demonstrate compliance with the Minimum Expectations through one of the two available pathways:

1. Performance Pathway: Specialist Plan
   A qualified waste auditor or waste specialist prepares and implements an Operational Waste Management Plan (OWMP) for the project in accordance with best practice approaches, and this is reflected in the building's design or;

2. Prescriptive Pathway: Facilities
   - Separation of waste and recovery streams
   - Dedicated waste storage area(s)
   - Access to waste storage area(s)
   - Final sign-off by waste specialist or waste contractor is required.

Credit 10 Clean Air

It is a Minimum Expectation that the project must demonstrate that pollutants entering the building are minimised, and a high level of outdoor air is provided to ensure levels of indoor pollutants are maintained at acceptable levels.

The project must comply with **all three** of the following criteria:

- Ventilation System Attributes
- Provision of Outdoor Air
- Exhaust or Elimination of Pollutants

Credit 11 Light Quality

It is a Minimum Expectation that the building provides daylight, and its lighting is of high quality. Lighting within the building must meet minimum comfort requirements, and there must be good lighting levels suitable for the typical tasks in each space, and the building must provide adequate levels of daylight.

The project must comply with **all three** of the following criteria:

- Lighting Comfort
- Glare from Light Sources
- Daylight

Glare from Light Sources must be limited within the regularly occupied areas. Three options are provided for demonstrating compliance with the Glare from Light Sources criteria: a performance method and two prescriptive methods. A combination of methods can be used to demonstrate compliance to suit different spaces.

Credit 12 Acoustic Comfort

It is a Minimum Expectation that an **Acoustic Report** is prepared to describe how the building and acoustic design aims to deliver acoustic comfort to the building occupants.

Credit 13 Exposure to Toxins

To meet the Minimum Expectation, the project must demonstrate that building occupants are not directly exposed to toxins in the space they spend time in. Compliance should be demonstrated for the following:

- The building's paints, adhesives, sealants, and carpets are low in TVOC or non-toxic, and,
- The building's engineered wood products are low in TVOC or non-toxic, and,
- Occupants are not exposed to banned or highly toxic materials in the building.

Credit 14 Thermal Comfort and Amenity Spaces

As a Minimum Expectation, the building provides a high level of thermal comfort to occupants in the space by ensuring the operative temperature is maintained within a set range.

For 95% of the regularly occupied areas and 98% of the year, a high degree of thermal comfort is provided. There are several options outlined in the submission guidelines for demonstrating compliance, depending on the type of space. A combination of methods is acceptable.

Credit 16 Climate Change Resilience

To qualify for points of this credit, it is a Minimum Expectation that the project team completes the climate change pre-screening checklist (refer to 3.1). The project team must communicate the building's exposure to climate change hazards and any identified risks to the client/building owner.

The checklist must be signed off by a member of the project team and the client/building owner and shared with key project stakeholders.

Credit 21 Upfront Carbon Emissions

As a Minimum Expectation, the building's upfront carbon emissions must be at least 10% less than those of a reference or benchmark building as per the table referenced on page 152 of the Green Star Buildings NZ Submission Guidelines. The buildings' upfront carbon emissions reduction must occur through good design and material selection.

Credit 22 Energy Use

As a Minimum Expectation, the project must demonstrate low energy consumption through one of the following pathways based on the building type:

- Reference building pathway or;
- Absolute Value Pathway (This will only be available once benchmark data is available)

The reference building pathway criteria require the project to demonstrate that the building's energy use is at least 10% less than a reference building.

Credit 23 Energy Source

As a Minimum Expectation, the project must provide a Zero Carbon Action Plan and demonstrate that 100% of the building's energy is supplied from electricity or other sources of renewable energy.

The project must comply with **both** of the following criteria:

- Zero Carbon Action Plan
- Exclusion of Fossil Fuels On-Site

The Zero Carbon Action Plan must be signed off by the building owner or developer and included in any operational documents for the buildings. The Plan must include a target date by which the building is expected to operate as fossil fuel free, and the plan must cover all energy consumption, procurement, and generation and cannot rely on procuring renewable fuels as its only solution. It must also include infrastructure provided for tenants or future occupants, such as emergency backup and process loads. Domestic hot water, space heating and cooking are required to be fossil fuel free in all buildings.

Exclusion of Fossil Fuels On-site – Fossil Fuels cannot be used on site for any domestic hot water, space heating or cooking under any circumstances, regardless of base build or tenant use.

Credit 25 Water Use

As a Minimum Expectation, in buildings where the sleeping area <50% of the GFA, efficient water fixtures should be installed, or the project must demonstrate that the building uses 15% less potable water compared to a reference building. Where the sleeping area is ≥50% of the

GFA, efficient water fixtures should be installed, or the project must demonstrate that the building uses 10% less potable water compared to a reference building.

Credit 27 Movement and Place

It is a Minimum Expectation that the building includes showers and changing facilities for building occupants, and that those facilities are accessible, inclusive, and located in a safe and protected space.

Credit 31 Inclusive Construction Practices

As a Minimum Expectation during the building's construction, the head contractor provides inclusive facilities and protective equipment. The head contractor also installs policies on-site to increase awareness and reduce instances of discrimination, racism, and bullying.

Credit 35 Impacts to Nature

It is a Minimum Expectation that: the building is not built on, or has not significantly impacted, a site with a high ecological value; the building's light pollution is minimised; and there is ongoing monitoring, reporting, and management of sensitive ecosystems within the site.

The project must comply with **all three** of the following criteria:

- Site Ecological Value
- Managing Light Pollution Impacts
- Sensitive Ecosystem Management Plan

Green Star NZ Interiors: Eligibility Criteria

All buildings aiming to achieve a Green Star NZ – Interiors rating are subject to the following eligibility criteria:

Building Type

Green Star – Interiors is intended to rate new and refurbished fitouts. Fitouts constructed in the majority of building types are eligible to be rated, including mixed use developments. Note: New Zealand based developments that have a residential component should consult with the NZGBC. Homestar is the preferred rating tool available for use by new build residential developments with primarily sole occupant dwellings (whether standalone, terrace housing or apartments). If clarification is needed on how a specific type of building can fit within this rating tool, please submit a Technical Question or contact NZGBC.

Spatial Differentiation

The project must be clearly distinct and separate; project components are not eligible.

Shared building services (such as HVAC plant or water treatment) or amenities (such as waste rooms or bicycle facilities) do not affect the project's eligibility for Green Star assessment.

Subtenancies are considered part of the fitout and cannot be excluded from the rating.

Timing of Submission for Certification

All projects registered for Green Star – Interiors must achieve an As Built certified rating. Registered projects may seek to achieve a Design Review certified rating as an interim step towards As Built certification.

Design Review Certified Rating

Submissions for a Design Review certified rating can be lodged as soon as the required evidence is available, but prior to practical completion. The Design Review is intended as an opportunity for assessment at an early stage, to lend confidence where desired by project teams.

As Built Certified Rating

Submissions for an As Built certified rating can be lodged after practical completion.

Time Requirements:

Certain timeframes and thresholds must be adhered to for a project to achieve a certified rating. The following milestones are mandatory for all registered projects, and if any are not met a project's certified rating will either expire or will be cancelled according to Green Star Certification Agreement.

- As Built certified rating must be achieved within 24 months of practical completion.
- Either a Design Review certified rating or an As Built certified rating must be achieved by the date occurring 3 years from the registration date.
- Either a Design Review certified rating or an As Built certified rating must be achieved within 12 months following the receipt of Round 1 comments from the NZGBC.
- As Built certified rating does not expire.

- Design Review certified rating must be achieved prior to practical completion.
- Design Review certified rating will expire when either of the following occurs:
    a) The project achieves an As Built certified rating; or
    b) The project reaches 24 months post practical completion.
- A Design Review certified rating will be cancelled at any time if there is no intent to achieve an As Built certified rating.

Conditional Requirements

"Conditional requirements" determine projects' eligibility for targeting a Green Star rating. Projects must ensure they can fulfil all the conditional requirements before registering to Green Star. When a project team fills out the Green Star registration document, they must agree that the project will meet the conditional requirements.

To achieve a certified rating under the Green Star – Interiors NZv1.1 rating tool, the project must meet the 'Conditional Requirements' criteria set in the following credits.

- Credit 2 Commissioning and Tuning
- Credit 15 Greenhouse Gas Emissions

The NZGBC may request that full documentation be submitted prior to registration to determine project eligibility (recommended supporting evidence is listed in the corresponding credits).

The NZGBC reserves the right to provide the final ruling on a project's compliance with these Conditional Requirements. Projects are required to contact the NZGBC if they are unsure if they comply or believe they should not be made subject to the Conditional Requirements.

Other Requirements

Further requirements are set out in the certification agreement. It is the responsibility of the applicant to comply with all legal requirements in respect of their project.

Appendix: Conditional Requirements

Commissioning and Tuning

2.1 Conditional Requirement:

2 points are available where the project has set environmental performance targets, been commissioned, and will be tuned.

The requirements of this credit are project-specific and based on the complexity of the designed and installed fitout systems.

The project team shall have commissioning process activities completed for all nominated building systems that serve the project.

The project must comply with all the following criteria to achieve a Green Star rating:

- Environmental Performance targets; and
- Commissioning and Tuning

2 points can be awarded when the above criteria are met.

Greenhouse Gas Emissions

15.1 Conditional Requirement

All projects are required to achieve the minimum points' threshold for the 4 Star rating. Projects targeting 5 and 6 Star ratings are required to meet higher minimum point thresholds for GHG emissions reduction. In addition, projects targeting 6 Star ratings should not have any direct fossil fuel usage on site. This includes any building process requirements such as cooking, manufacturing processes, etc. The next version of the Green Star will also prohibit direct fossil fuel use in 5 Star buildings.

Where fossil fuels are used solely for the purposes of emergency generation, then any testing of fuel consumption may be excluded from the assessment, as viable alternatives are not available for many building types, and the quantity of associated emissions is relatively low.

The thresholds must be met through energy efficiency solutions or the provision of on-site renewable energy systems. District or near-site solutions are acceptable only if they are zero carbon. Low-carbon, or off-site solutions will not count towards meeting the thresholds.

Rating targeted	Minimum points' threshold	Direct Fossil Fuel Use GHG Emissions Limit
4 Star	3	No limit
5 Star	4	No limit
6 Star	6	0%