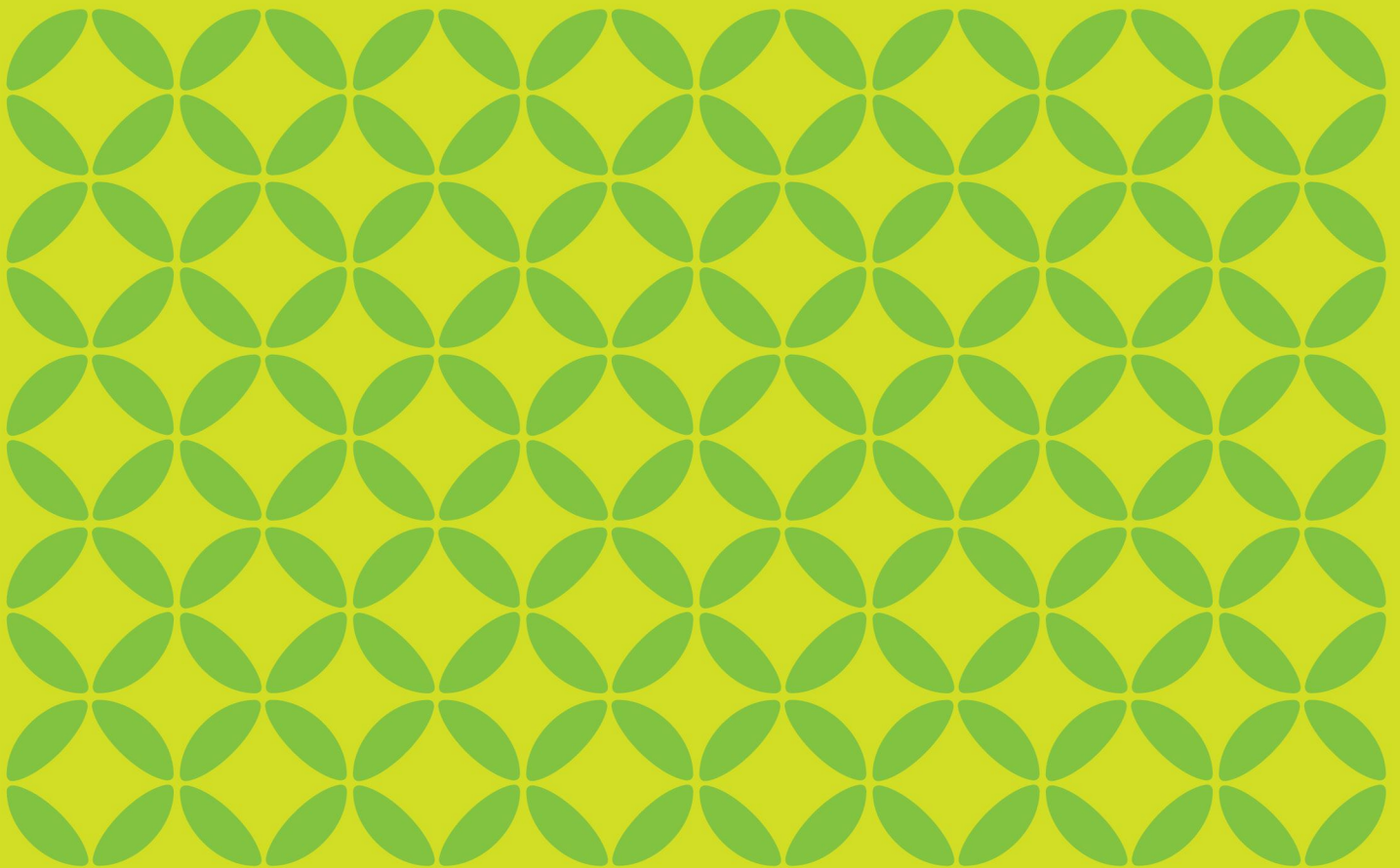


# Green Star Buildings NZ

Guidance on credit substitutions for *Green Star - Design & As Built*



1Version 1: Release 1

August 2023

# Introduction

This document provides guidance to project teams on how to use credits from Green Star Buildings NZ on projects registered under *Green Star – Design & As Built NZ*

In July 2023, we released the draft Green Star Buildings NZ credits. When the final version of Green Star Building NZ is released in 2024, it will replace Green Star – Design & As Built NZ. This document is a draft guidance on credit substitution and will be updated to reflect changes in the final release of Green Star Buildings NZ.

To help industry transition, and to acknowledge that a number of buildings have been designed to the Design and as Built rating tool, the current version of *Green Star – Design & As Built NZ* will remain open to registrations until mid-2025.

During the transition, project teams with buildings registered under *Green Star – Design & As Built NZ* may wish to import credits from Green Star Buildings NZ. There are many reasons to do this, from making use of more current credits and solutions to help them deliver better buildings, to preparing for future uptake of Green Star Buildings.

We encourage you to review this guide and use the new Green Star Buildings credits on your project.

## How it works

This document provides guidance on the available credit substitutions for Green Star – Design & As Built projects wanting to import credits from Green Star Buildings NZ. It does not provide information on how a project may upgrade ratings entirely, from *Green Star – Design & As Built* to Green Star Buildings NZ. Should a project team intend to upgrade their project, they should develop a strategy and discuss with NZGBC separately.

Projects registered under Green Star Buildings NZ cannot substitute any credits from *Green Star – Design & As Built* or use any innovation challenges that have been developed for *Green Star – Design & As Built*. These credits have either been incorporated or removed intentionally from Green Star Buildings NZ.

This document has been developed to identify credits that are materially different between the two rating tools. In instances where changes are minor, there is generally no substitution available. Where credits have increased their stringency or are newly introduced to Green Star Buildings NZ, this document provides guidance on which credit they can be substituted with, and how the credit applies. Project teams may select any number of *Green Star – Design & As Built* credits to substitute with the available Green Star Buildings NZ credits. Credit substitutions are either credits in their entirety, or specific criteria within credits. In some instances, there are a series of credits that must be substituted. The comments column provides information on this.

**Unless stated in the comments, points awarded for substituted credits are as per *Green Star – Design & As Built v1.1* and must be imported in whole.** This guide is based on *Green Star – Design & As Built NZv1.1* and can be applied to projects registered under other versions of *Green Star in NZ*. Project teams using earlier versions of Green Star should discuss with the NZGBC before using this guide.

**Project teams do not need to submit a Technical Question to apply this guidance.**

## Process

Project teams must identify the credits which have been substituted in the *Green Star – Design & As Built NZv1.1 Scorecard* under the 'Credit substitution matrix' section. Credits that have been substituted will be highlighted in the scorecard. Points targeted should be as per the points available in this guidance document. Given that Green Star Buildings NZ is going through consultation, project teams may choose to develop their own credit templates for the substitution credits instead of using the *Green Star – Design & As Built NZv1.1* submission templates. Project teams may submit a free of charge request outlining the credits which will be submitted, and copies of the submission templates will be provided.

## Feedback or questions

Please contact the Technical Coordinator assigned to your project for any questions regarding applying this document.

Green Star – Design & As Built (D&AB) credit	Green Star – Design & As Built (D&AB) Criteria	Substitution available	Green Star Buildings credit	Comments
Green Star Accredited Professional	1.1 Accredited Professional	No	Industry Development	Changes in Green Star Buildings are not substantial, no substitute available.
Commissioning and Tuning	2.1 Conditional Requirement	No	Verification and Handover	Changes in Green Star Buildings are not substantial, no substitute available.
	2.2 Services and Maintainability Review	No		Changes in Green Star Buildings are not substantial, no substitute available.
	2.3 Independent Commissioning Agent	Yes		Project teams with a Total Building Services value of less than \$20m can choose to substitute with the Soft Landings Approach from the Verification and Handover Credit Achievement. This point can only be awarded credit requirements for 2.1 have been achieved.
	3.1 Conditional Requirement	Yes		Climate Change Resilience
3.2 Climate Change Risk Assessment and Adaptation Plan	Yes	Operations Resilience	<b>2 Points</b> available if project teams target the Credit Achievement.	
3.3 Earthquake Resilience	Yes			
Building Information	4.0 Building Information	No	Verification and Handover	Changes in Green Star Buildings are not substantial, no substitute available.
Commitment to Performance	5.1 Environmental Building Performance	No	Verification and Handover	Changes in Green Star Buildings are not substantial, no substitute available.
	5.2 End of Life Waste Performance	NA	NA	Removed from rating tool, no substitute available.
Metering and Monitoring	6.1 Metering	No	Verification and Handover	Changes in Green Star Buildings are not substantial, no substitute available.
	6.2 Monitoring Systems	No		Changes in Green Star Buildings are not substantial, no substitute available.

Green Star – Design & As Built (D&AB) credit	Green Star – Design & As Built (D&AB) Criteria	Substitution available	Green Star Buildings credit	Comments
Responsible Construction Practices	7.1 Environmental Management Plan	No	Responsible Construction	Changes in Green Star Buildings are not substantial, no substitute available.
	7.2 Environmental Management System	No		Changes in Green Star Buildings are not substantial, no substitute available.
	7.3 High Quality Staff Support	No		Responsible Construction Inclusive Construction Practices
Operational Waste	8A Performance Pathway - Specialist Plan	No	Responsible Resource Management	Changes in Green Star Buildings are not substantial, no substitute available.
	8B Prescriptive Pathway - Facilities	No		Changes in Green Star Buildings are not substantial, no substitute available.
Indoor Air Quality	9.1 Ventilation System Attributes	No	Clean Air	Changes in Green Star Buildings are not substantial, no substitute available.
	9.2 Provision of Outdoor Air	No		
	9.3 Exhaust or Elimination of Pollutants	No		
Acoustic Comfort	10.1 Internal Noise Levels	Yes	Acoustic Comfort	<b>3 points</b> are available if projects achieve both Minimum Expectation and Credit Achievement in the Acoustic Comfort credit.
	10.2 Reverberation	Yes		
	10.3 Acoustic Separation	Yes		
Lighting Comfort	11.0 Minimum Lighting Comfort	Yes	Light Quality	Project teams can replace 11.0, 11.1, 11.2, 12.0 and 12.1 as a block for the Light Quality credit. Projects cannot replace these credits individually.
	11.1 General Illuminance and Glare Reduction	Yes		<b>2 points</b> are available if projects achieve both Minimum Expectation and Credit Achievement, and <b>additional 2 points</b> for Exceptional Performance.
	11.2 Surface Illuminance	Yes		The Minimum Expectation cannot be targeted on its own.
	11.3 Localised Lighting Control	NA		Removed from rating tool, no substitute available.
Visual Comfort	12.1 Glare Reduction	Yes	Light Quality	Refer to D&AB Lighting Comfort credit.

Green Star – Design & As Built (D&AB) credit	Green Star – Design & As Built (D&AB) Criteria	Substitution available	Green Star Buildings credit	Comments
	12.2 Daylight	Yes		
	12.3 Views	No	Connection to Nature	Changes in Green Star Buildings are not substantial, no substitute available.
Indoor Pollutants	13.1 Paints, Adhesives, Sealants and Carpets	No	Exposure to Toxins	Changes in Green Star Buildings are not substantial, no substitute available. Projects may target the Credit Achievement in Exposure to Toxins to claim one innovation point - refer to Innovation section.
	13.2 Engineered Wood Products	No		
Thermal Comfort	14.1 Thermal Comfort	No	Thermal Comfort and Amenity Space	Changes in Green Star Buildings are not substantial, no substitute available.
	14.2 Advanced Thermal Comfort	No		
Greenhouse Gas Emissions	15.2 Reference Building Pathway	Yes	Energy Use (Reference building pathway) Energy Source	<b>16 points</b> are available if the project teams achieve both: <ul style="list-style-type: none"> <li>Credit Achievement in Energy Use (Reference building pathway); and</li> <li>Exceptional Performance in Energy Source.</li> </ul>
Peak Electricity Demand Reduction	16A Prescriptive Pathway - On-Site Energy Generation	NA	NA	Removed from rating tool, no substitute available.
	16B Performance Pathway - Reference Building	Yes	Grid Resilience	Project teams may target the Grid Resilience Credit Achievement in place of the 16B Performance Pathway – Reference Building.
Sustainable Transport	17A Performance Pathway	Yes	Movement and Place	<b>10 points</b> are available if project teams meet both the Minimum Expectation and Credit Achievement. The Minimum Expectation cannot be targeted on its own. Projects will be required to use the Movement and Place calculator.
	17B.1 Access by Public Transport	NA	NA	Removed from rating tool, no substitute available.
	17B.2 Reduced Car Parking Provision	NA	NA	Removed from rating tool, no substitute available.

Green Star – Design & As Built (D&AB) credit	Green Star – Design & As Built (D&AB) Criteria	Substitution available	Green Star Buildings credit	Comments
	17B.3 Low Emission Vehicle Infrastructure	NA	NA	Removed from rating tool, no substitute available.
	17B.4 Active Transport Facilities	Yes	Movement and Place	The 'Changing Facilities' and 'Cyclist Facilities' requirements may be targeted in place of the D&AB Active Transport facilities requirements.
	17B.5 Walkable Neighbourhoods	Yes	Movement and Place	The Encouraging Walkability requirements may be targeted in place of the D&AB Active Transport facilities requirements.
Potable Water	18A Potable Water - Performance Pathway	No	Water Use	Changes in Green Star Buildings are not substantial, no substitute available.
	18B.1 Sanitary Fixture Efficiency	No	Water Use	Changes in Green Star Buildings are not substantial, no substitute available.
	18B.2 Rainwater Reuse	NA	NA	Removed from rating tool, no substitute available.
	18B.3 Heat Rejection	NA	NA	Removed from rating tool, no substitute available.
	18B.4 Landscape Irrigation	NA	NA	Removed from rating tool, no substitute available.
	18B.5 Fire System Test Water	NA	NA	Removed from rating tool, no substitute available.
Life Cycle Impacts	19.1 Upfront Carbon Reduction	No	Upfront Carbon Emissions & Life Cycle Impacts	Changes in Green Star Buildings are not substantial, no substitute available.
	19.2 Life Cycle Assessment	No		
	19.3 Long-term Carbon Storage	No		

Green Star – Design & As Built (D&AB) credit	Green Star – Design & As Built (D&AB) Criteria	Substitution available	Green Star Buildings credit	Comments
Responsible Building Materials	20.1 Structural and Reinforcing Steel	Yes	Responsible Structure Responsible Envelope Responsible Finishes Responsible Systems	Project teams may target the Responsible Products (Structure, Envelope, Finishes, Systems) in place of the 20.1, 20.1 20.3 Responsible Building Materials and the 21.1 Sustainable Products D&AB credit requirements as a block.  Points are as per the Green Star Buildings rating tool, however <b>a maximum of 6 points</b> out of 13 can be awarded.
	20.2 Timber	Yes		
	20.3 Permanent Formwork, Pipes, Flooring, Blinds and Cables	Yes		
Sustainable Products	21 Product Transparency and Sustainability	Yes		
Construction and Demolition Waste	22.1 Reporting Accuracy	No	Responsible Construction	Changes in Green Star Buildings are not substantial, no substitute available.
	22.2A Fixed Benchmark	No		
	22.2B Percentage Benchmark	No		
Ecological Value	23.1 Ecological Value	Yes	Biodiversity Enhancement	Project teams may target the Biodiversity Enhancement Credit Achievement in place of the 23.0 Ecological Value D&AB credit requirements.  Projects may target the Exceptional Performance to claim one innovation point - refer to Innovation section.
Sustainable Sites	24.1 Conditional Requirement: Ecological Protection and Highly Productive Land	No	Impacts to Nature	Changes in Green Star Buildings are not substantial, no substitute available.
	24.2 Reuse of Land	Yes	Impacts to Nature	Project teams may target the Impacts to Nature Minimum Expectation and Credit Achievement in place of the 24.1, 24.2 Sustainable Sites and 27.0, 27.1 Light Pollution D&AB credit requirements.  3 points are available, in combination with Light Pollution credit.
	24.3 Contamination and Hazardous Materials	Yes		
Stormwater	25.1 Reduced Peak Discharge	Yes	Waterway Protection	Project teams may target the Waterway Protection Credit Achievement in place of the 26.1 Reduced Peak Discharge for 2 Points.
	25.2 Reduced Pollution Targets	Yes		Project teams may target the Waterway Protection Exceptional Performance in place of the 26.2 Reduced Pollution Targets for 2 Points. Projects however must be awarded the Waterway Protection Credit Achievement in order to target this credit.

Green Star – Design & As Built (D&AB) credit	Green Star – Design & As Built (D&AB) Criteria	Substitution available	Green Star Buildings credit	Comments
Light Pollution	26.1 Light Pollution to Neighbouring Bodies	Yes	Impacts to Nature	Refer to D&AB Sustainable Sites credit.
	26.2 Light Pollution to Night Sky	Yes		
Microbial Control	27 Legionella Impacts from Cooling Systems	NA	NA	Removed from rating tool, no substitute available.
Refrigerant Impacts	29.1 Refrigerants Impacts	Yes	Other Carbon Emissions	Project teams may target the Other Carbon Sources Credit Achievement from Green Star Buildings. Projects may target Exceptional Performance to claim one innovation point - refer to Innovation section.
Innovation	30E Global Sustainability	Yes	Responsible Procurement	<b>1 point</b> available if the Responsible Procurement credit is targeted.
			Exposure to Toxins: On-site testing	<b>1 point</b> available if the Exposure to Toxins credit is targeted.
			Amenity and Comfort	<b>1 point</b> available if the Amenity and Comfort Credit Achievement is targeted.
			Connection to Nature	<b>1 point</b> available if the Connection to Nature Credit Achievement credit is targeted. The Views credit from Green Star – Design & As Built v1.1 must also be achieved. <b>1 additional point</b> is available if the Connection to Nature Exceptional Performance credits is targeted.
			Operations Resilience	<b>1 point</b> available if the Operations Resilience credit is targeted. The Adaption and Resilience credit form <i>Green Star – Design &amp; As Built</i> v1.1 must also be met.
Innovation (continued)	30E Global Sustainability (continued)	Yes	Community Resilience	<b>1 point</b> available if the Community Resilience credit is targeted.
			Other Emissions (Exceptional Performance)	<b>1 point</b> available if the Other Emissions Exceptional Performance credit is targeted.
			Enjoyable Places	<b>1 point</b> available if the Enjoyable Places credit is targeted.
			Contribution to Place	<b>1 point</b> available if the Contribution to Place credit is targeted.



Green Star – Design & As Built (D&AB) credit	Green Star – Design & As Built (D&AB) Criteria	Substitution available	Green Star Buildings credit	Comments
			Culture, Heritage, and Identity	<b>1 point</b> available if the Culture, Heritage, and Identity credit is targeted.
			Inclusive Construction Practices	<b>1 point</b> available if the Inclusive Construction Practices credit is targeted. Both Minimum Expectation and Credit Achievement must be met. Note that if Credit 7.2 High Quality Staff Support from D&AB is targeted, claimed initiatives may not be double counted when targeting Inclusive Construction Practices.
			Procurement & Workforce Inclusion	<b>1 point</b> available if the Procurement & Workforce Inclusion Credit Achievement credit is targeted. <b>1 additional point</b> is available when the Exceptional Performance is met.
			Design for Inclusion	<b>2 points</b> available if the Design for Inclusion credit achievement is met.
			Biodiversity Enhancement	<b>1 point</b> available if the Biodiversity Enhancement Exceptional Performance credit is met. Project teams must be awarded the Biodiversity Enhancement Credit Achievement in order to target this credit.
			Nature Connectivity	<b>2 points</b> available if Nature Connectivity and Impacts to Nature (or 24.1, 24.2, 27.0 and 27.1) are targeted.
			Nature Stewardship	<b>2 points</b> available if Nature Stewardship and Nature Connectivity are targeted.