

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

To meet the project must be clearly distinct and separate. Only distinct projects are eligible for assessment; 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 in order 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 Round1 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](#)

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

The New Zealand Green Building Council reserves the right to provide the final ruling on a project’s compliance with this 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 of the following criteria in order 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 a higher minimum point's 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 fuel consumption may be excluded from the assessment as viable alternatives are not available for many building types, and the quantity of associated emissions 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%