

Technical Clarifications

Green Star Interiors NZv1.1



Released October 2022

Technical Clarifications for Interiors NZV1.1, which represent NZGBC's answers to submitted Technical Questions, are published in this document to provide further guidance and reference to other projects. This list will be updated quarterly on the NZGBC Green Star Resources webpage.

There are two types of Technical Clarifications listed in this document. Please make sure you fully understand the difference between **General Clarifications** and **Project Specific Clarifications** before applying any clarification to your project.

General Clarifications are extensions to the guidance provided in the Submission Guidelines. They clarify and sometimes supersede the original Credit Criteria or Compliance Requirements. They set precedent for future project teams to follow. Should a project team wish to apply a general clarification to its project, there is no requirement for further Technical Questions to be submitted to NZGBC. NZGBC Assessors will also use them as precedents to assess submissions.

Project Specific Clarifications are published as references for other projects but, not like General Clarifications, they do not set precedent. They often relate to special situations where multiple prerequisites exist for a particular project and less likely to reoccur to another project. Therefore, rulings set for Project Specific Clarifications are often conditional and will likely vary for other projects. Each project still needs to submit its own Technical Questions and provides evidence relating to its own building in order to have a similar ruling approved for this specific building.

Note: A separate list of Technical Clarifications for Legacy rating tools is provided on this [webpage](#). Some of them may be applicable for projects registered under Green Star Design and As Built NZ. Should you wish to apply any Technical Clarification for legacy rating tools to your projects, please submit a Technical Question to the NZGBC to explain WHY and HOW it applies.

Please ensure you have downloaded the latest version of Technical Clarification list from the website at www.nzgbc.org.nz

0. General	15. Ergonomics
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8. Indoor Air Quality	24. Light Pollution
9. Acoustic Comfort	25. Microbial Control
10. Lighting Comfort	26. Refrigerant Impacts
11. Visual Comfort	27. Innovation
12. Indoor Pollutants	
13. Thermal Comfort	
14. Quality of Amenities	

Clarification type	Tool Version	Month Released	Sub-Credit No.	Sub-Credit Name.	Amendment/Approved Ruling
General					
General	V1.1	06/19	General	NA	Green Building Summary Sheets from EnviroSpec can be used in place of product data sheets, product certificates and manufacturer statements as valid supporting evidence to demonstrate compliance for products and materials.
General	V1.1	10/19	General	NA	All supported documentation listed for each credit in the Submission Guidelines are suggestions only, unless specified otherwise. Alternate documentation to those listed can be used by project teams to demonstrate credit compliance if it adequately supports the claims made within the Submission Templates.
General	V1.1	10/19	General	NA	'For Construction' drawings can be submitted in the As Built submission. The NZGBC requires evidence that the drawings supplied are as constructed, whether they have an 'As Built' stamp or not. 'For Construction' drawings are acceptable provided they are accompanied by formal confirmation from the head contractor or other relevant professional(s) that the 'For Construction' drawings depict the site as-built conditions.
General	V1.1	11/20	General	NA	Service risers should be entered into "Tertiary Spaces" part of the Area Definition form. Although these areas are non-habitable spaces, they should still be entered as a Tertiary Space, so they are captured under Credit 13 for Indoor Pollutants. This is because the requirement for Credit 13 is that all on site applications of paints, adhesives and sealants including both exposed and concealed applications are included in this credit.
General	V1.1	11/20	General	NA	<p>If a project has been awarded points under a Green Star NZ Design review rating, the project team may demonstrate Built compliance by confirming that the building has been constructed as per the information submitted and certified under the Design review rating in the place of full documentation.</p> <p>Should a project wish to do built-streamlining, a Technical Question needs to be submitted to the NZGBC in order to propose and confirm credits and points that are eligible for built streamlining. A signed statement confirming the project has been constructed with no significant changes that would affect compliance with the credit criteria.</p> <p>Note that where the submission guidelines recommend evidence to demonstrate that systems have been commissioned and installed as intended, a commissioning report (or similar) would be still be required as part of the Built submission or Technical Question.</p> <p>The purpose of the signed statements is NOT to remove the requirement for project teams to produce documentation, but rather to stop project teams having to spend additional time and resources on the collation of the as-built documentation into a Green Star submission.</p> <p>Note: should there be any changes in design or material that would impact the results of the original assessment, full built documentation must be provided. If the project team would like to target additional points which were not achieved at Design stage, full built</p>

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					documentation must be provided for the additional points. The NZGBC Assessors reserve the right to request built documentation where they deem the difference between Design and Built stage to be substantive.
General	V1.1	11/20	General	NA	<p>Should a project target a design review rating using the new Design and As Built tool, please review and follow the Guidance on Submitting for Design Review.</p> <p>Please note that while the Design Review process is a valuable tool to ensure the project is on track for achieving certification, it does not guarantee an As Built rating. The As Built submission assesses what has been completed and delivered on site, not the commitments.</p> <p>Built streamlining can be offered to projects that have been certified with design review ratings. But a list of eligible credits should be approved through a Technical Question submission to the NZGBC. Guidance for built streamlining is provided in a separate Technical Question ruling</p>
General	V1.1	11/20	General	NA	For projects in New Zealand that are eligible for Green Star – Design & As-Built and Interiors ratings, a comparison between the Australian NCC Building Classifications and the New Zealand Building Code Clause A1 Classified uses is summarised below to help on the determination of projects' eligibility.

Clarification type	Tool Version	Month Released	Sub-Credit No.	Sub-Credit Name.	Amendment/Approved Ruling																												
					<table border="1"> <thead> <tr> <th>NCC Building Class</th> <th>NZ Building Code Clause A1 Classified Uses</th> </tr> </thead> <tbody> <tr> <td>• Class 1a: Detached or attached Residential Dwellings (e.g. terraced housing)*</td> <td>• Housing – Detached dwellings & Multi-unit dwellings*</td> </tr> <tr> <td>• Class 1b: Boarding house, hostel or guest house under 300m2 and < 12 residents*</td> <td>• Communal Residential – Community Service*</td> </tr> <tr> <td>• Class 2: Apartment buildings with sole occupancy units (SOU)*</td> <td>• Housing – Multi-unit dwellings*</td> </tr> <tr> <td>• Class 3: Residential buildings other than class 1 & 2 (e.g. larger boarding house, hostel, care-type facilities not classified as class 9)*</td> <td>• Housing – Group dwelling • Communal Residential – Community Service • Community Care - Unrestrained*</td> </tr> <tr> <td>• Class 4: A dwelling or residence within a building of a non-residential nature*</td> <td>• Housing – Multi-unit dwellings*</td> </tr> <tr> <td>• Class 5: Office</td> <td>• Commercial</td> </tr> <tr> <td>• Class 6: Retail and hospitality</td> <td>• Commercial</td> </tr> <tr> <td>• Class 7a: carparks</td> <td><i>Not applicable for green star</i></td> </tr> <tr> <td>• Class 7b: Warehouses, storage buildings, wholesale distribution centres</td> <td>• Industrial</td> </tr> <tr> <td>• Class 8: Factories, industrial buildings, laboratories.</td> <td>• Industrial</td> </tr> <tr> <td>• Class 9a: Hospitals</td> <td>• Community Care - Unrestrained</td> </tr> <tr> <td>• Class 9b: Assembly buildings</td> <td>• Communal non-residential - Assembly service & Assembly Care</td> </tr> <tr> <td>• Class 9c: Aged care buildings*</td> <td>• Community Care - Restrained*</td> </tr> </tbody> </table> <p>* Homestar is the preferred pathway</p>	NCC Building Class	NZ Building Code Clause A1 Classified Uses	• Class 1a: Detached or attached Residential Dwellings (e.g. terraced housing)*	• Housing – Detached dwellings & Multi-unit dwellings*	• Class 1b: Boarding house, hostel or guest house under 300m2 and < 12 residents*	• Communal Residential – Community Service*	• Class 2: Apartment buildings with sole occupancy units (SOU)*	• Housing – Multi-unit dwellings*	• Class 3: Residential buildings other than class 1 & 2 (e.g. larger boarding house, hostel, care-type facilities not classified as class 9)*	• Housing – Group dwelling • Communal Residential – Community Service • Community Care - Unrestrained*	• Class 4: A dwelling or residence within a building of a non-residential nature*	• Housing – Multi-unit dwellings*	• Class 5: Office	• Commercial	• Class 6: Retail and hospitality	• Commercial	• Class 7a: carparks	<i>Not applicable for green star</i>	• Class 7b: Warehouses, storage buildings, wholesale distribution centres	• Industrial	• Class 8: Factories, industrial buildings, laboratories.	• Industrial	• Class 9a: Hospitals	• Community Care - Unrestrained	• Class 9b: Assembly buildings	• Communal non-residential - Assembly service & Assembly Care	• Class 9c: Aged care buildings*	• Community Care - Restrained*
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General	V1.1	11/20	General	NA	<p>The current definition for Eligible Project in the section of Glossary refers to the NCC (the Australian Building Code) usage classification.</p> <p>As a clarification for New Zealand projects, the definition is amended as below:</p> <p>“Eligible Project - Any New Zealand-based new build or major refurbishment project of any eligible typology (see above for NCC Building usage classifications and relevant New Zealand Building Code Clause A1 Classified Uses), with a minimum occupancy of 1FTE, and meeting all other eligibility criteria available on the NZGBC website, may target a Green Star NZ – Design & As-built Certified Rating using the Submission Guidelines and this Addendum Document as guidance.”</p>																												

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General	V1.1	11/20	General	NA	Where the credit refers to "Schematic Design", this can be clarified as Concept Design or Conceptual Design which is the terminology more commonly used in New Zealand
General	V1.1	11/20	General	NA	<p>Here are some extra guidelines for a better Green Star documentation:</p> <ol style="list-style-type: none"> 1. Even though credit templates seem to allow hyperlinks to be included, we encourage you to NOT use any hyperlinks in the submission as they sometimes break after the submission is shared between GSAPs, NZGBC, and Assessors and they may also incur issues on cybersecurity if they are linked to a cloud server. 2. We encourage you to provide all the evidence in PDFs (except calculators) and each credit should stand on its own with the associated documents. Previous assessments have shown the disadvantage of cross-referencing documents in submissions. 3. Highlights and mark-ups are recommended as better ways to present documentation, which will eliminate chances to do further clarifications.
General	V1.1	12/20	General	NA	What Do Best Practice Green Star Submissions Look Like is a document established by the GBCA to guide best practice submissions. We highly encourage you to read and follow the 7"C"s principles outlined in the document to guide your Green Star documentation.
General	V1.1	06/22	General	NA	For the Nominated Area, toilets and end-of-trip facilities should be defined as Tertiary spaces.
1. Green Star Accredited Professional					
2. Commissioning and Tuning					

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3. Building Information					
4. Commitment to Performance					
5. Metering and Monitoring					
Project Specific	V1.1	11/20	5.1	Metering	The alternative proposed method of determining the energy use of the lighting at each floor through calculations rather than meters is accepted, provided that all power uses are metered and compliant with the Submission Guideline requirements. Where floors have multiple tenancies or specialist lighting systems then these must be metered as per the Submission Guidelines.
6. Responsible Construction Practices					
7. Operational Waste					
General	V1.1	06/21	7	Operational Waste	A Technical Question should be submitted to the NZGBC if there is any uncertainty in showing compliance to either pathway for the credit Operational Waste. Note that The City of Sydney's Policy for Waste Minimisation in New Developments has been updated to a newer version, which provide guidance to more building types other than offices. The new version is recognised as a third-party best practice guideline for operational waste credit compliance.
8. Indoor Air Quality					

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9. Acoustic Comfort					
10. Lighting Comfort					
11. Visual Comfort					
12. Indoor Pollutants					
General	V1.1	02/21	12	Indoor Pollutants	<p>For clarity, Design and As Built NZ and Interiors NZ tools do not accept certificates or statements from the above programs as evidence to show compliance with the Indoor Pollutant credit. The NZGBC only accepts the following evidence for products and materials to demonstrate compliance with the Indoor Pollutant credit:</p> <ul style="list-style-type: none"> • Recognised eco-labels in the Indoor Pollutant column as listed on the NZGBC website https://www.nzgbc.org.nz/Attachment?Action=Download&Attachment_id=3719 Or • Test certificates from accredited laboratories to show the nominated products meet relevant limits specified in the Submission Guidelines.

Clarification type	Tool Version	Month Released	Sub-Credit No.	Sub-Credit Name.	Amendment/Approved Ruling
General	V1.1	07/22	12.2	Engineered Wood Products	1 point can be awarded when 95% of engineered wood products meet the formaldehyde emission limits by area. Project teams are not expected to calculate all the surface areas of each engineered wood product. Only the largest face of each product is to be calculated for credit compliance.
13. Thermal Comfort					
14. Quality of Amenities					
15. Ergonomics					
16. Greenhouse Gas Emissions					
General	V1.1	11/20	16	Greenhouse Gas Emissions	<p>At As Built, can I use the same energy modelling report that was submitted and awarded at Design Review? Yes, conditionally.</p> <p>At As Built, the same energy modelling report may be submitted for 15E Reference Building Pathway, if it was submitted and awarded at Design Review and no changes have been made to the design, on the following conditions:</p> <ul style="list-style-type: none"> • The energy modelling report is to be accompanied by a confirmation letter stating that no changes have occurred between the design and as built stages of the project that may affect the outcome of the energy modelling report. • Any comments that were raised by the Certified Assessor(s) at Design Review must be addressed at As Built to be awarded the point(s). <p>As Built Documentation Requirements:</p> <ul style="list-style-type: none"> • Energy modelling report that was submitted and awarded at Design Review.

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					<ul style="list-style-type: none"> • A letter of confirmation from the relevant consultant confirming that the design of the building has not been altered between Design Review and As Built submissions. • All other documentation requirements are as per the submission guidelines, including recommended documentation such as: <ul style="list-style-type: none"> o Extract(s) from the Specification(s) demonstrating that all inputs used in the energy simulation are reflected in the current design. o Extract(s) from the Commissioning Report demonstrating (through supporting evidence) that the building has been commissioned and operates as intended by the design (i.e. as described in the energy modelling report). o As built drawings demonstrating that the facade details and materials are the same as described in the energy modelling report.
17. Sustainable Transport					
General	V1.1	09/22	17B.4	Walkable Neighbourhoods	<p>To confirm amenities are within 400m or 800m of the project, the site plan should show the measured walking distance (instead of the radial distance) from the centre of the project following a designated path to the amenity to meet the credit requirement.</p> <p>Note: The name of the criterion is Walkable Neighbourhoods. Its intent is to show that the amenity can be reached within a walkable distance (400-800m).</p>
18. Potable Water					
General	V1.1	04/22	18	Potable Water	<p>Where a project cannot provide WELS certifications to demonstrate compliance for the Potable Water credit, onsite testing results can be acceptable in place of WELS certifications. In this case, the onsite testing should follow the Appendix F Onsite Compliance Schedule in the Homestar v5 https://12253-console.memberconnex.com/Attachment?Action=Download&Attachment_id=44934. In order to achieve the point, the testing results still need to achieve the efficiency of the nominated fixture WELS rating as required in the Green Star Submission Guidelines.</p>
19. Not Available					
20. Responsible Building Materials					
21. Sustainable Products					

Clarification type	Tool Version	Month Released	Sub-Credit No.	Sub-Credit Name.	Amendment/Approved Ruling
General	V1.1	05/22	21	xx	<p>NZGBC understands that concrete is a challenging product to provide compliant EPDs for Green Star assessment, given that each batch can be made to a different recipe, yet EPDs focus on “standard” products. The technical solution for this (process EPDs) is an expensive option for New Zealand’s relatively small market size with relatively little uptake of supplementary cementing materials (SCMs) in concrete to date.</p> <p>To tackle this issue, NZGBC provides the following progressive pathways for concrete manufacturers to show Green Star compliance. Before 1st January 2024, EPDs for concrete can be recognised where: The concrete manufacturer has an EPD covering their major standard concrete mix designs, AND The concrete manufacturer provides a declaration akin to an EPD (but without verification) from a reputable source. Reputable sources include: The Global Cement and Concrete Association EPD Tool An in-house LCA calculator verified by an independent third party After 1st January 2024, EPDs for concrete will only be recognised where: The exact product is covered by an EPD (i.e., the customer purchases a standard mix design, or the concrete manufacturer creates a customer specific EPD), OR</p> <p>The specified product has a carbon footprint within +/-5% (for modules A1-A3) of a product declared in the EPD. The two products must have the same compressive strength (MPa) and a cement content within +/-0.5% weight/weight. The similarity in the carbon footprint must be proven through a reputable tool.</p>
General	V1.1	05/22	21		<p>The Eco-labels table which is found through this link here has been reviewed and a new standard by Good Environmental Choice Australia (GECA) has been recognised for Sustainable Products and services undergoing a Life Cycle Assessment (GECA SPSv2.0-2020 - 'Sustainable Products and Services (Life Cycle Assessment)). To be eligible for this standard a client must first undergo an LCA, once the LCA has been completed they are required to meet a benchmark for best practice in their field. Once the benchmark is met, they can proceed to begin the ecolabel assessment under the Sustainable products and services standard.</p>
22. Construction and Demolition Waste					
23. Sustainable Sites					

Clarification type	Tool Version	Month Released	Sub-Credit No.	Sub-Credit Name.	Amendment/Approved Ruling
24. Light Pollution					
General	V1.1	10/19	24	Light Pollution	Skylights are not considered external for the Light Pollution credit. Where luminaires are mounted within an atrium or skylight, these must be included as an external light source.
25. Microbial Control					
26. Refrigerant Impacts					
27. Innovation					