

## **BUILD GREEN CHRISTCHURCH**

Build Green Christchurch is a new tool described as a simple, introductory-level green building assessment for the Christchurch city rebuild which has been developed by the New Zealand Green Building Council ("NZGBC") in conjunction with the Christchurch City Council.

Build Green Christchurch is stated to sit between standard practice and the existing four green star benchmark and has been designed to be achievable for both small and large buildings.

The draft Central City Plan for Christchurch proposes that new office, retail, apartments and mixed use buildings within the central city must achieve a pass score under Build Green Christchurch.

To be rated, at least 80% of a building's gross floor area ("GFA") must be one of or a combination of the following:

- a. commercial office space;
- b. residential spaces (over two storeys in height); and
- c. retail spaces.

Essentially, Build Green Christchurch consists of a set of criteria, with each one either required or assigned a specific point value:

In order to achieve a pass, buildings must address all of the required criteria, as well as gaining an additional 10 points from the 20 points available. Owners may choose which option or points to select from those listed (see Appendix 1 attached).

Compliance costs are stated to be between \$5,000 and \$10,000 which will also cover submission and assessment fees.

Although the Christchurch draft Central City Plan proposes that the regulatory requirements apply only to new buildings, the criteria have also been designed to work for refurbished buildings on a voluntary basis.

Buildings will be assessed by local industry professionals who will be trained by the NZGBC and can be the project engineer or architect who acts as the assessor for the building. Buildings will be awarded a pass by the NZGBC based on the recommendation of the local assessor.

NZGBC is currently seeking industry feedback on the draft Build Green Christchurch tool to ensure that it is streamlined, cost effective and robust.

Submissions should be sent to [rohan.bush@nzbg.org.nz](mailto:rohan.bush@nzbg.org.nz) by 19 October 2011.

## Appendix A

### Build Green Christchurch Criteria

<b>Site</b>		
Site Management	The construction site is managed in accordance with an environmental management system.	1 point
Waste Minimisation	The construction site employs a waste minimisation plan to divert waste from landfill.	<b>Required</b>
Green Space	The ecology of the original building site is improved through the provision of green roofs, green walls or landscaping.	2 points
<b>Services</b>		
Water Use	The building's design achieves a minimum level of water efficiency.	<b>Required</b>
Energy Use	The building's design achieves a minimum level of energy efficiency.	<b>Required</b>
Ventilation	The building's design includes heat recovery to reduce ventilation heating energy consumption.	1 point
Ozone	No ozone depleting refrigerants are used in the building.	<b>Required</b>
Commissioning	The building undertakes comprehensive system commissioning.	<b>Required</b>
Metering	The building's design provides separate electrical and water meters to monitor energy and water use.	2 points
Renewables	The building's design includes a significant amount of renewable energy generation.	1 point
District Energy	The building's design uses the Christchurch District Energy System (DES)	1 point
Adaptability	The building design has considered and made provision to accommodate tenant changes.	1 point
<b>Comfort</b>		
Thermal Design	The building's design achieves a set level of thermal comfort.	2 points
Daylight and Views	The building's design achieves a set level of natural daylight and views to the outdoors.	3 points
Air Quality Monitoring	The building's design provides an air quality monitoring system to automatically control outside air ventilation rates.	1 point

<b>Facilities</b>		
Recycling Facilities	Waste recycling facilities are provided by the building design.	1 point
Foot & Cycle Facilities	Showers and change facilities, as well as bike racks, are provided for a percentage of building occupants	2 points
<b>Materials</b>		
Materials Selection	To encourage and recognise the specification and use of responsibly sourced materials that have lower environmental impacts over their lifetime.	2 points