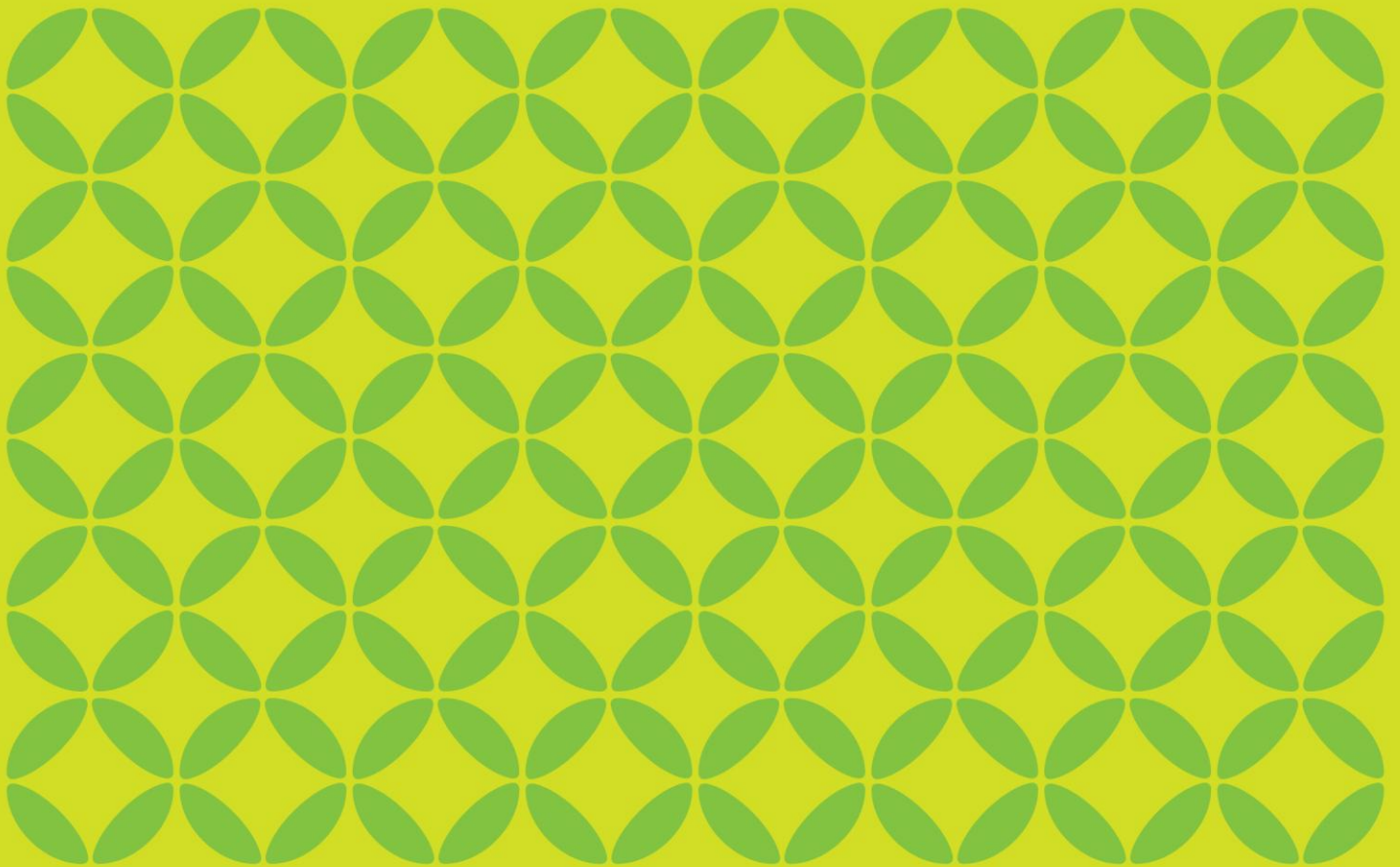


Specifying for Green Star Buildings using NATSPEC



23 May 2026
Version 1.2

Table of Contents

Table of Contents	1
Version control	2
Document Information	2
Specifying for Green Star Buildings using NATSPEC	3
Guide development	3
NATSPEC	4
How to use this document	4
NATSPEC worksections	4
Minimum Expectations in Green Star Buildings	5
Specifying for Green Star Buildings using NATSPEC	8
Responsible Construction	8
Verification and Handover	9
Exposure to Toxins	15
Questions and feedback	18

Version control

Version	Date	Author	Nature of Amendment
1.0	27/06/2022	Green Star Building Council of Australia NATSPEC	Initial release
1.1	19/06/2023	Green Star Building Council of Australia NATSPEC	Amended to reflect changes to April 2023 NATSPEC worksections update
1.2	23/05/2026	Green Star Building Council of Australia NATSPEC	Amended to align with Green Star Building V1.1 - Revision A and NATSPEC April 2026 update

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Specifying for Green Star Buildings using NATSPEC

In October 2020, the GBCA launched **Green Star Buildings**, the latest version of GBCA's rating tool for new building construction. Green Star Buildings was developed to meet the current and future demands on the built environment with aspirational benchmarks for design, construction, and operational performance. It aims to encourage the development of healthy, resilient, and positive buildings. It also provides a pathway for building owners to eliminate carbon emissions in their buildings.

Green Star Buildings can rate the design and construction of any building. It is designed to help clients and project teams to achieve and rate their sustainability goals for their project. It does this by providing consistent and clear advice in an easy-to-use manner and create a common language for what it means to deliver best practice and world-leading buildings.

While the rating tool is more ambitious in its scope, it also seeks to standardise the essentials of sustainability. One of the major developments in the Green Star Buildings rating tool was the introduction of Minimum Expectations, a set of sixteen requirements that every building targeting a rating must achieve to be considered a good building. By defining these minimum expectations, the rating tool aims to standardise these practices across all buildings, not just Green Star rated ones. GBCA's partnership with NATSPEC aims to further this goal.

By collaborating with NATSPEC, GBCA aims to take the legwork out of specifying good practices by creating a consistent set of clauses and benchmarks for use in construction contracts. This collaboration aims to:

- Provide a standardised approach for specifying construction benchmarks related to Green Star
- Simplify communication to contractors regarding Green Star requirements and documentation
- Raise standards nationwide and promote consistency across the industry

This document provides an overview of the NATSPEC worksections which reference Green Star Buildings credits, to assist specifiers who may be targeting a Green Star certification.

Guide development

GBCA worked with NATSPEC to create alignment between the standard construction specifications available from NATSPEC and the Green Star Buildings requirements. GBCA sought feedback from Green Star Certified Assessors and industry experts who use NATSPEC. GBCA and NATSPEC began with mapping the Minimum Expectations as this is the entry point for all projects seeking a Green Star Buildings certification.

GBCA and NATSPEC will continue working together to align standards and include more requirements from Green Star into NATSPEC specifications.

If you have any other suggestions or feedback related to this guide or on how Green Star can continue to improve guidance for specifiers, please contact us at greenstar@gbca.org.au

NATSPEC

NATSPEC is a national not-for-profit organisation that is owned by the design, build, construct and property industry through professional associations and government property groups. NATSPEC's objective is to improve the construction quality and productivity of the sustainable built environment through leadership of information. NATSPEC is impartial and not involved in advocacy or policy development.

Since 1975, NATSPEC has been delivering the national, comprehensive construction specification system endorsed by government and professional bodies. NATSPEC, the National Building Specification, is for all building structures with specialist packages for architects, building designers, interior designers, landscape architects, structural engineers, service engineers and domestic owners.

NATSPEC maintains the National Classification System to assist specification writers organise the content of specifications, and their users to find the information they need. NATSPEC is also responsible for AUS-SPEC, the Local Government specification, and the National BIM Guide and its associated documents. By maintaining an Australian, national, comprehensive, and regularly updated specification system, NATSPEC is the desired quality control tool for Government and quality projects. NATSPEC is strongly supported by the Australian Institute of Architects and Master Builders Australia.

NATSPEC maintains over 160 individual specification worksection templates related to buildings. These are compiled into various tailored subscription packages, covering site and landscaping, architectural, structure, interiors, mechanical, electrical, hydraulic and fire. Demolition, tendering and contract preliminaries are also covered within the packages. NATSPEC is updated on regular basis, twice per year.

NATSPEC is the preferred specification system for major building professionals. Government departments, contractors, consultants and architects endorse NATSPEC.

How to use this document

This guidance document delineates the NATSPEC worksections that can be used to help specify Green Star Buildings outcomes. It sets out the Green Star Buildings credit criteria and the relevant worksection in NATSPEC that you can use to add to contract specifications.

For those seeking a rating, it also provides a list of recommended evidence that would be useful for a contractor in compiling a Green Star Buildings submission to demonstrate that the project meets the credit criteria.

It is important to note that compliance with the table below or the recommended evidence is provided as guidance only and does not guarantee the user a Green Star certification. A Green Star certification can only be obtained by registration and assessment of a project via the GBCA.

Also in this document:

- NATSPEC worksections and how they are used.
- Minimum Expectations in Green Star Buildings: a summary of requirements.
- Summary of credits and NATSPEC worksections in this guidance document

NATSPEC worksections

Specifications are written descriptions of the required quality of the built asset and its component products. A specification may also include the procedures for determining that the requirements of the specification have been met. NATSPEC uses the term worksection to describe the foundation unit of a specification. Some worksections are trade based (e.g. brick and blockwork) and others follow processes (e.g. windows, lining).

Each worksection sets out specific requirements for the builder in the delivery of the project, to protect the consumer and client from poor workmanship, inappropriate materials, and illegal products. Each worksection and specification is integrated with other disciplines to ensure a high level of consistency across a project.

Each worksection has two levels of text included. The first level is the recommended requirements that should be included in the final specification. The specifier can choose to amend individual requirements based on the needs of their project. The green 'guidance

text' is included as background or supporting information for the user and is hidden when the final version is printed. This guidance text is where Green Star requirements are included. This is to ensure that the specifier is directed to the appropriate Green Star requirements whilst compiling their specification, however this will not be visible to the final user.

Minimum Expectations in Green Star Buildings

There is a set of *Minimum Expectation* that must be achieved by all projects to achieve a Green Star rating. The *Minimum Expectations* aim to ensure all Green Star rated buildings meet a basic definition of a green building (energy efficient, water efficient, good healthy spaces, built responsibly, and on sites that are not critical natural areas). These expectations will assist anyone in understanding what a Green Star rated building looks like no matter what.

In addition, 6 Star rated buildings must be designed to be fossil fuel free, highly efficient buildings, powered by renewables, and built with low carbon materials, as per GBCA's [Climate Positive Buildings & our Net Zero Ambitions](#) paper. This expectation also applies to other star ratings over time.

Within Green Star Buildings, there are 16 credits which are mandatory for any building targeting a Green Star certification. The Minimum Expectations set clear expectations for new buildings and are designed to ensure certified buildings:

1. Protect environmentally significant areas;
2. Emit less carbon in construction and during operations;
3. Be water efficient;
4. Have improved air, light, acoustics, and product finishes;
5. Promote physical activity;
6. Be built with climate change in mind;
7. Manage environmental impacts during construction;
8. Embrace the diversity of our population;
9. Enable practices that reduce operational waste; and
10. Be verified to work

The sixteen credits which have a Minimum Expectation performance level to drive these outcomes are listed below. Note that not all credits which have a Minimum Expectation are relevant to a construction specification. The items in ***italics bold*** are the credits and Minimum Expectations which are addressed in this document.

Green Star Buildings Credit	Minimum Expectation
------------------------------------	----------------------------

<i>Responsible Construction</i>	<ul style="list-style-type: none"> • Environmental Management System: The head contractor has an environmental management system in place to manage its environmental impacts on site. • <i>Environmental Management Plan: The head contractor has an environmental management plan to cover the scope of construction activities.</i> • <i>Construction and Demolition Waste Diversion: At least 80% of construction and demolition waste is diverted from going to landfill.</i> • <i>Sustainability Training: The head contractor provides training on the sustainability targets of the building.</i>
<i>Verification and Handover</i>	<ul style="list-style-type: none"> • <i>Metering and Monitoring: The building is set up for optimum ongoing management due to its appropriate metering and monitoring systems.</i> • <i>Commissioning and Tuning: The building has set environmental performance targets, designed and tested for airtightness, been commissioned, and will be tuned.</i> • <i>Building Information: The project team creates and delivers operations and maintenance information to the facilities management team at the time of handover. Information is available to building users on how to best use the building.</i>

Green Star Buildings Credit

Minimum Expectation

Responsible Resource Management

- **Collection of Waste Streams:** The project is designed for the collection of separate waste and resource streams.
- **Dedicated Waste Storage Area:** The building provides a dedicated and adequately sized waste and resource storage area.
- **Safe and Efficient Access to Waste Storage:** The building ensures safe and efficient access to waste and resource storage areas for both occupants and waste and resource collection contractors.

Clean Air

- **Ventilation System Attributes:** Levels of indoor pollutants are maintained at acceptable levels.
- **Provision of Outdoor Air:** A high level of effective outdoor air is provided.
- **Exhaust or Elimination of Pollutants:** Pollutants entering the building are minimised.

Light Quality

- **Lighting Comfort:** Lighting within the building meets minimum comfort requirements.
- **Glare from Light Sources:** Good lighting levels suitable for the typical tasks in each space are available.
- **Daylight Strategy:** The building aims to maximise access to daylight.

Acoustic Comfort

- **Acoustic Comfort Strategy:** An Acoustic Comfort Strategy is prepared to describe how the building and acoustic design aims to deliver acoustic comfort to the building occupants.

Exposure to toxins

- **Paints, Adhesives, Sealants, and Carpets:** *The building's paints, adhesives, sealants, and carpets are low in toxins or non-toxic.*
- **Engineered Wood Products:** *The building's engineered wood products are low in toxins or non-toxic.*
- **Banned or Highly Toxic Materials:** *Occupants are not exposed to banned or highly toxic materials in the building.*

Climate Resilience

- **Climate Change Pre-screening Checklist:** The project team completes the climate change pre-screening checklist and communicates the building's exposure to climate risks to the applicant.

Energy Source

- **Pathway A: Owner Operated pathway**
 - **All-electric Building Services:** The building is all-electric and has no infrastructure for fossil fuels for hot water, space heating and cooking.
 - **Remaining Emissions Roadmap:** If there are other uses of fossil fuels, a roadmap is provided to eliminate these.
- **Pathway B: Tenant Operated pathway**
 - **All-electric Building Services:** The building is all-electric and has no infrastructure for fossil fuels for hot water, space heating and cooking.
 - **Remaining Emissions Roadmap:** If there are other uses of fossil fuels, a roadmap is provided to eliminate these.

Energy Use

- **Pathway A: Reference building pathway**
 - **Reducing Energy Use:** The building's energy use is at least 10% less than a reference building
- **Pathway B: NABERS commitment agreement pathway**
 - **NABERS Commitment Agreement:** The building's energy use is modelled to perform at a specified minimum NABERS star rating (by building class).
- **Pathway C: Residential pathway**
 - **NatHERS Ratings:** The building has a weighted-area average of NatHERS 7.5 stars and at least a NatHERS 6 stars for each sole-occupancy unit.
 - **Domestic Hot Water Demand:** The building addresses domestic hot water demand.
 - **Pool Covers:** Where a pool exists, it has a pool cover.

Green Star Buildings Credit

Minimum Expectation

	<ul style="list-style-type: none">- Energy Efficiency Requirements: The building complies with NCC Parts J3 to J8• Pathway D: Small non-residential buildings pathway<ul style="list-style-type: none">- Building Envelope Attributes: The building has several efficient building fabric attributes.- Building Systems Attributes: The building has several efficient building systems attributes.- Energy Consumption Estimate: The project estimates its energy use.
Upfront Carbon Reduction	<ul style="list-style-type: none">• Pathway A: Benchmark pathway<ul style="list-style-type: none">- Reducing Upfront Carbon Emissions: The building's upfront carbon emissions are at least 10% less than a benchmark.• Pathway B: Reference building pathway<ul style="list-style-type: none">- Reducing Upfront Carbon Emissions: The building's upfront carbon emissions are at least 10% less than a reference building.
Refrigerant Systems Impacts	<ul style="list-style-type: none">• Future-ready Buildings: The building considers future-proofing the building for equipment that uses ultra-low GWP refrigerants.• Weighted GWP Limit: The refrigerants in the building do not exceed a weighted average GWP limit.• Leak Detection: The building has leak detection systems where required.
Water Use	<ul style="list-style-type: none">• Sanitary Fixture and Appliance Efficiency: The building has efficient water fixtures. or• Reducing Water Use: The building is more water efficient than a reference building.
Movement and place	<ul style="list-style-type: none">• Changing Facilities: The building includes showers and changing facilities for building occupants.• Safe Ingress: Access to changing facilities is a safe and protected.
Inclusive Construction Practices	<ul style="list-style-type: none">• Facilities and Equipment: Gender inclusive facilities and protective equipment are provided on-site.• Policies and Training: On-site policies are implemented to increase awareness and reduces instances of discrimination, racism and bullying.
Impacts to nature	<ul style="list-style-type: none">• Sensitive Sites and Species Protection: An assessment is conducted to identify if the project's site or adjacent sites, within 100m, contain sensitive sites or sensitive species. Where identified, measures are in place to ensure these are protected from significant impacts from the project's development and operations.• Metrics Disclosure: Metrics related to land/freshwater-use change are disclosed.• Managing Light Pollution Impacts: The project's light pollution is minimised.

Specifying for Green Star Buildings using NATSPEC

NATSPEC worksection **0171 General requirements** includes *Optional* style text in the SUBMISSIONS clause to allow assessment of the project under Green Star. If Green Star assessment is required, the *Optional* style text in this clause may be used by changing it to *Normal* style text.

The tables below capture the Green Star credit and requirement, and relevant NATSPEC worksection and clause. It also lists the recommended evidence as per the Green Star Buildings Submission Guidelines. When a NATSPEC user is completing a worksection, they will also be able to see the green guidance text which aligns with the relevant credit in Green Star Buildings. This guidance text will not be visible once the document is printed. It is important to note that compliance with the tables below or the recommended evidence does not guarantee the user a Green Star certification but is provided as guidance only. A Green Star certification can only be obtained by registration of a project via the GBCA.

Responsible Construction

Green Star Buildings credit requirement

Environmental Management System

- The head contractor has an environmental management system in place to manage its environmental impacts on site.

Relevant NATSPEC worksection and clause

- Not cited in NATSPEC.

Green Star Buildings credit requirement

Environmental Management Plan

- The head contractor has an environmental management plan to cover the scope of construction activities.

Relevant NATSPEC worksection and clause

- 0172, 0172q Environmental Management
ENVIRONMENTAL MANAGEMENT PLAN, Control plan
ENVIRONMENTAL MANAGEMENT PLAN, Control measures

Recommended Evidence as required for a Green Star Buildings Submission

- Extracts of the EMP/s that were in place for the duration of site activities.
 - Evidence that the EMP complies with the EMS
 - Copies of reporting required by the EMP – no less than two site audits for every 12 months of construction phase duration and covering every phase of construction (i.e., demolition, early / site preparation works and construction).
-

Green Star Buildings credit requirement

Construction and Demolition Waste Diversion

- At least 80% of construction and demolition waste is diverted from going to landfill.

Relevant NATSPEC worksection and clause

- 0201 Demolition
DEMOLISHED MATERIALS, Demolished material diverted from landfill
- 0202 Demolition (interior and alterations)
DEMOLISHED MATERIALS, Demolished material diverted from landfill

Recommended Evidence as required for a Green Star Buildings Submission

- Demolition or Site Drawings indicating the structures on site at time of purchase, extent of demolition and retained structure and façade.
 - Disclosure statement outlining how the contractor or facility aligns with the Green Star Construction and Demolition Waste.
-

Green Star Buildings credit requirement

Sustainability Training

- The head contractor provides training on the sustainability targets of the building.

Relevant NATSPEC worksection and clause

- 0172, 0172q Environmental management
ENVIRONMENTAL MANAGEMENT PLAN, Control plan
ENVIRONMENTAL MANAGEMENT PLAN, Control measures

Recommended Evidence as required for a Green Star Buildings Submission

- Evidence of sustainability training materials.
 - Evidence of attendance (e.g., site induction register).
 - Evidence that demonstrates the proportion of site workers that attended the training.
-

Verification and Handover

Green Star Buildings credit requirement

Metering and Monitoring

- The building is set up for optimum ongoing management due to its appropriate metering and monitoring systems.

Relevant NATSPEC worksection and clause

- 0771 Automatic controls
CONTROLLERS, Input-output facilities
INPUT DEVICES - GENERAL
INPUT DEVICES - TEMPERATURE
INPUT DEVICES - HUMIDITY
INPUT DEVICES - DEW POINT
INPUT DEVICES - PRESSURE
INPUT DEVICES - FLOW AND VELOCITY
INPUT DEVICES – OTHER

Recommended Evidence as required for a Green Star Buildings Submission

- As built drawings showing the location of all energy and water meters and the associated energy and water uses.

- Metering schedule.
 - Evidence that all distinct and major uses are metered with calculations to support estimates.
 - Letter of confirmation from the contractor/metering provider/manager demonstrating that the metering systems are continually and automatically monitored by a system that is able to produce alerts if any inaccuracies are found
 - Completed metering validation documents to demonstrate metering system meets the NABERS rules for validation.
 - Product data sheets or similar to demonstrate pattern approval by the NMI or that the meters meet another recognised standard.
 - Extracts from commissioning reports demonstrating correct operation of meter reading, reporting and alarm generation.
-

Green Star Buildings credit requirement

Commissioning and Tuning

- The building has set environmental performance targets, designed and tested for airtightness, been commissioned, and will be tuned.

Relevant NATSPEC worksection and clause

- | | |
|--|---|
| <ul style="list-style-type: none"> • 0171, 0171q General Requirements
COMMISSIONING
BUILDING TUNING | <ul style="list-style-type: none"> • 0721 Packaged air conditioning
COMMISSIONING |
| <ul style="list-style-type: none"> • 0191 Sundry items
COMMISSIONING | <ul style="list-style-type: none"> • 0722 Room air conditioners
COMMISSIONING |
| <ul style="list-style-type: none"> • 0701 Mechanical systems
COMMISSIONING | <ul style="list-style-type: none"> • 0723 Evaporative air coolers
COMMISSIONING |
| <ul style="list-style-type: none"> • 0702 Mechanical design and install
COMMISSIONING | <ul style="list-style-type: none"> • 0724 Air handling plant – combined
COMMISSIONING |
| <ul style="list-style-type: none"> • 0710 Mechanical services tanks, vessels and heat exchangers
COMMISSIONING | <ul style="list-style-type: none"> • 0725 Air handling plant – built-up
COMMISSIONING |
| <ul style="list-style-type: none"> • 0711 Water heaters – air-to-water
COMMISSIONING | <ul style="list-style-type: none"> • 0726 Air handling plant – minor
COMMISSIONING |
| <ul style="list-style-type: none"> • 0712 Water heaters - gas-fired
COMMISSIONING | <ul style="list-style-type: none"> • 0727 Air handling plant – packaged
COMMISSIONING |
| <ul style="list-style-type: none"> • 0713 Cooling towers
COMMISSIONING | <ul style="list-style-type: none"> • 0731 Fans
COMMISSIONING |
| <ul style="list-style-type: none"> • 0714 Mechanical pumps
COMMISSIONING | <ul style="list-style-type: none"> • 0733 Air coils
COMMISSIONING |
| <ul style="list-style-type: none"> • 0715 Vapour compression cycle plant
COMMISSIONING | <ul style="list-style-type: none"> • 0734 Humidifiers
COMMISSIONING |
| <ul style="list-style-type: none"> • 0716 Chillers - water-cooled centrifugal
COMMISSIONING | <ul style="list-style-type: none"> • 0736 Space heating
COMMISSIONING |
| <ul style="list-style-type: none"> • 0717 Chillers – water-cooled screw
COMMISSIONING | <ul style="list-style-type: none"> • 0741 Ductwork
COMMISSIONING |
| <ul style="list-style-type: none"> • 0718 Chillers – air-cooled
COMMISSIONING | <ul style="list-style-type: none"> • 0746 Air grilles
COMMISSIONING |
| <ul style="list-style-type: none"> • 0719 Chillers – absorption
COMMISSIONING | <ul style="list-style-type: none"> • 0747 Variable air volume terminals
COMMISSIONING |
| | <ul style="list-style-type: none"> • 0748 Chilled beams
COMMISSIONING |

- 0751 Mechanical piping
COMMISSIONING
- 0753 Water treatment
COMMISSIONING
- 0754 Liquid fuels
COMMISSIONING
- 0755 Medical gas systems
COMMISSIONING
- 0761 Refrigeration
COMMISSIONING
- 0762 Cool rooms
COMMISSIONING
- 0771 Automatic controls
COMMISSIONING
- 0772 Automatic controls – minor
COMMISSIONING
- 0773 Building management systems
COMMISSIONING
- 0781 Mechanical electrical
COMMISSIONING
- 0782 Mechanical electrical – minor
COMMISSIONING
- 0784 Motors and starters
COMMISSIONING
- 0791 Mechanical commissioning
COMMISSIONING
- 0801 Hydraulic systems
COMMISSIONING
- 0802 Hydraulic design and install
COMMISSIONING
- 0813 Water heaters
COMMISSIONING
- 0814 Hydraulic pumps
COMMISSIONING
- 0815 Drinking water dispensers
COMMISSIONING
- 0821 Stormwater – buildings
COMMISSIONING
- 0823 Cold and heated water
COMMISSIONING
- 0824 Fuel gas
COMMISSIONING
- 0825 Rainwater storage systems
COMMISSIONING
- 0826 Greywater systems
COMMISSIONING
- Specifying for Green Star Buildings using NATSPEC
COMMISSIONING
- 0901 Electrical systems
COMMISSIONING
- 0902 Electrical design and install
COMMISSIONING
- 0925 Electric vehicle charging systems
COMMISSIONING
- 0931 Power generation – engine driven
COMMISSIONING
- 0933 Power generation – photovoltaic
COMMISSIONING
- 0937 Uninterruptible power supply
COMMISSIONING
- 0947 Power factor correction
COMMISSIONING
- 0951 Lighting
COMMISSIONING
- 0961 Information and communications technology (ICT) systems
COMMISSIONING
- 0962 Television distribution systems
COMMISSIONING
- 0963 Sound systems
COMMISSIONING
- 0971 Emergency evacuation lighting
COMMISSIONING
- 0981 Electronic security
COMMISSIONING
- 1001 Fire services systems
COMMISSIONING
- 1002 Fire services design and install
COMMISSIONING
- 1014 Fire services pumps
COMMISSIONING
- 1018 Fire services piping
COMMISSIONING
- 1030 Combined wet fire suppression systems
COMMISSIONING
- 1031 Hydrants
COMMISSIONING
- 1032 Hose reels
COMMISSIONING

- 1033 Sprinklers
COMMISSIONING
- 1041 Gaseous fire suppression systems
COMMISSIONING
- 1051 Liquid chemical fire suppression systems
COMMISSIONING
- 1072 Fire detection and alarms
COMMISSIONING
- 1073 Emergency warning and intercommunication
COMMISSIONING
- 1082 Fire services electrical – minor
COMMISSIONING
- 2011 Lifts design and install
COMMISSIONING

Recommended Evidence as required for a Green Star Buildings Submission

- Extracts from design intent report or OPR highlighting environmental performance targets and airtightness targets.
- Evidence to demonstrate a services and maintenance review was conducted prior to construction.
- Extracts from Service and Maintainability Report, where the service and maintainability review is summarised and all items are listed, addressed and closed out.
- Extracts from the commissioning report demonstrating that comprehensive pre-commissioning activities and commissioning activities have been performed.
- Extracts of commissioning plan.
- Evidence of how airtightness targets were determined.
- Evidence of air barrier system schematic review (e.g., marked up drawings) and that it is completed prior to the end of design development.
- Building airtightness testing report detailing air flow rates, details of design for airtightness and other relevant details or a copy of the project's ATTMA Green Star Commissioning for Air Tightness report.
- Extracts from energy modelling report.
- Signed confirmation from the testing practitioner and main contractor that the results have been sighted.
- A summary of recommendations for improvements provided to the building owner (where relevant).
- Extracts of building tuning plan and roles and responsibilities.
- A commitment or contract from the building owner and head contractor demonstrating that there is a requirement for a building tuning process.

Green Star Buildings credit requirement

Building Information

- The project team creates and delivers operations and maintenance information to the facilities management team at the time of handover. Information is available to building users on how to best use the building.

Relevant NATSPEC worksection and clause

- | | |
|---|---|
| • 0171, 0171q General Requirements
OPERATION AND MAINTENANCE MANUALS | • 0193 Building access safety systems
COMPLETION, Operation and maintenance manuals |
| • 0182 Fire-stopping
COMPLETION, Operation and maintenance manuals | • 0224 Stormwater - site
COMPLETION, Operation and maintenance manuals |
| • 0184 Termite management
COMPLETION, Operation and maintenance manuals | • 0250 Landscape - combined
COMPLETION, Operation and maintenance manuals |
| • 0191 Sundry items
COMPLETION, Operation and maintenance manuals | • 0253 Landscape - planting
COMPLETION, Operation and maintenance manuals |

- 0261 Landscape – furniture and fixtures
COMPLETION, Operation and maintenance manuals
- 0262 External sports and playground surfacing
COMPLETION, Operation and maintenance manuals
- 0275 Paving – mortar and adhesive bed
COMPLETION, Operation and maintenance manuals
- 0276 Paving – sand bed
COMPLETION, Operation and maintenance manuals
- 0279 Paving – on pedestals
COMPLETION, Operation and maintenance manuals
- 0332 Stone masonry
COMPLETION, Operation and maintenance manuals
- 0343 Tensioned membrane structures
COMPLETION, Operation and maintenance manuals
- 0383 Decking, sheet and panel flooring
COMPLETION, Operation and maintenance manuals
- 0385 Cross-laminated timber (CLT)
COMPLETION, Operation and maintenance manuals
- 0411 Waterproofing – external and tanking
COMPLETION, Operation and maintenance manuals
- 0420 Roofing – combined
COMPLETION, Operation and maintenance manuals
- 0423 Roofing – profiled sheet metal
COMPLETION, Operation and maintenance manuals
- 0424 Roofing – seamed sheet metal
COMPLETION, Operation and maintenance manuals
- 0425 Roofing – shingles and shakes
COMPLETION, Operation and maintenance manuals
- 0426 Roofing – slate
COMPLETION, Operation and maintenance manuals
- 0427 Roofing – tiles
COMPLETION, Operation and maintenance manuals
- 0428 Roofing – insulated panel systems
COMPLETION, Operation and maintenance manuals
- 0429 Roofing – glazed
COMPLETION, Operation and maintenance manuals
- 0430 Cladding – combined
COMPLETION, Operation and maintenance manuals
- 0432 Curtain walls
MAINTENANCE, Operation and maintenance manuals
- 0433 Stone cladding
COMPLETION, Operation and maintenance manuals
- 0434 Cladding – flat sheets and panels
COMPLETION, Operation and maintenance manuals
- 0436 Cladding – profiled and seamed sheet metal
COMPLETION, Operation and maintenance manuals
- 0437 Cladding – insulated panel systems
COMPLETION, Operation and maintenance manuals
- 0451 Windows and glazed doors
COMPLETION, Operation and maintenance manuals
- 0453 Doors and access panels
COMPLETION, Operation and maintenance manuals
- 0454 Overhead doors
COMPLETION, Operation and maintenance manuals
- 0455 Door hardware
COMPLETION, Operation and maintenance manuals
- 0456 Louvre windows
COMPLETION, Operation and maintenance manuals
- 0457 External screens
COMPLETION, Operation and maintenance manuals
- 0461 Glazing
COMPLETION, Operation and maintenance manuals
- 0462 Structural silicone glazing
COMPLETION, Operation and maintenance manuals
- 0466 Structural glass assemblies
COMPLETION, Operation and maintenance manuals
- 0520 Partitions - combined
COMPLETION, Operation and maintenance manuals
- 0521 Partitions - demountable
COMPLETION, Operation and maintenance manuals
- 0524 Partitions - glazed
COMPLETION, Operation and maintenance manuals
- 0525 Cubicle systems
COMPLETION, Operation and maintenance manuals
- 0526 Terrazzo precast
COMPLETION, Operation and maintenance manuals
- 0527 Room dividers
COMPLETION, Operation and maintenance manuals
- 0530 Suspended ceilings - combined
COMPLETION, Operation and maintenance manuals
- 0533 Suspended ceilings – ceiling units
COMPLETION, Operation and maintenance manuals
- 0541 Access panels
COMPLETION, Operation and maintenance manuals
- 0551 Joinery
COMPLETION, Operation and maintenance manuals
- 0552 Metalwork - fabricated
COMPLETION, Operation and maintenance manuals
- 0553 Stainless steel benching
COMPLETION, Operation and maintenance manuals
- 0571 Workstations
COMPLETION, Operation and maintenance manuals

- 0572 Miscellaneous furniture
COMPLETION, Operation and maintenance manuals
- 0574 Window coverings
COMPLETION, Operation and maintenance manuals
- 0575 Tapestries
COMPLETION, Operation and maintenance manuals
- 0581 Signage
COMPLETION, Operation and maintenance manuals
- 0612 Cementitious toppings
COMPLETION, Operation and maintenance manuals
- 0613 Terrazzo in situ
COMPLETION, Operation and maintenance manuals
- 0631 Ceramic tiling
COMPLETION, Operation and maintenance manuals
- 0632 Stone and terrazzo tiling
COMPLETION, Operation and maintenance manuals
- 0641 Applied wall finishes
COMPLETION, Operation and maintenance manuals
- 0642 Wallcoverings
COMPLETION, Operation and maintenance manuals
- 0651 Resilient finishes
COMPLETION, Operation and maintenance manuals
- 0652 Carpets
COMPLETION, Operation and maintenance manuals
- 0654 Multilayered board flooring
COMPLETION, Operation and maintenance manuals
- 0656 Floor sanding and finishing
COMPLETION, Operation and maintenance manuals
- 0657 Resin based seamless flooring
COMPLETION, Operation and maintenance manuals
- 0672 Textured and membrane coatings
COMPLETION, Operation and maintenance manuals
- 0701 Mechanical systems
SUBMISSIONS, Operation and maintenance manuals
- 0702 Mechanical design and install
SUBMISSIONS, Operation and maintenance manuals
- 0755 Medical gas systems
OPERATION AND MAINTENANCE MANUALS, General
- 0762 Cool rooms
COMPLETION, Operation and maintenance manuals
- 0771 Automatic controls
OPERATION AND MAINTENANCE MANUALS, General
- 0773 Building management systems
COMPLETION, Operation and maintenance manuals
- 0801 Hydraulic systems
SUBMISSIONS, Operation and maintenance manuals
- 0802 Hydraulic design and install
SUBMISSIONS, Operation and maintenance manuals
- 0823 Cold and heated water
COMPLETION, Operation and maintenance manuals
- 0901 Electrical systems
SUBMISSIONS, Operation and maintenance manuals
- 0902 Electrical design and install
SUBMISSIONS, Operation and maintenance manuals
- 0911 Cable support and duct systems
COMPLETION, Operation and maintenance manuals
- 0921 Low voltage power systems
COMPLETION, Operation and maintenance manuals
- 0925 Electric vehicle charging systems
COMPLETION, Operation and maintenance manuals
- 0931 Power generation – engine driven
COMPLETION, Operation and maintenance manuals
- 0933 Power generation – photovoltaic
COMPLETION, Operation and maintenance manuals
- 0937 Uninterruptible power supply
COMPLETION, Operation and maintenance manuals
- 0941 Switchboards – proprietary
COMPLETION, Operation and maintenance manuals
- 0942 Switchboards – custom-built
COMPLETION, Operation and maintenance manuals
- 0943 Switchboard components
COMPLETION, Operation and maintenance manuals
- 0947 Power factor correction
COMPLETION, Operation and maintenance manuals
- 0951 Lighting
COMPLETION, Operation and maintenance manuals
- 0961 Information and communications technology (ICT) systems
COMPLETION, Operation and maintenance manuals
- 0962 Television distribution systems
COMPLETION, Operation and maintenance manuals
- 0963 Sound systems
COMPLETION, Operation and maintenance manuals
- 0971 Emergency evacuation lighting
COMPLETION, Operation and maintenance manuals
- 0979 Lightning protection
COMPLETION, Operation and maintenance manuals
- 0981 Electronic security
COMPLETION, Operation and maintenance manuals
- 1001 Fire services systems
SUBMISSIONS, Operation and maintenance manuals
- 1002 Fire services design and install
SUBMISSIONS, Operation and maintenance manuals

- 1051 Liquid chemical fire suppression systems
COMPLETION, Operation and maintenance manuals
- 1072 Fire detection and alarms
COMPLETION, Operation and maintenance manuals
- 1073 Emergency warning and intercommunication
SUBMISSIONS, Operation and maintenance manuals
- 2011 Lifts design and install
SUBMISSIONS, Operation and maintenance manual

Recommended Evidence as required for a Green Star Buildings Submission

- Extracts of operations and maintenance information.
- Building logbook.
- Building user information.
- Evidence that the operations and maintenance information and building logbook are provided to the building owner.
- Evidence that building user information is provided to the building owner and facilities management in an editable format.

Exposure to Toxins

Green Star Buildings credit requirement

Paint, adhesives, sealants and carpets

- The building's paints, adhesives, sealants, and carpets are low in toxins or non-toxic

Relevant NATSPEC worksection and clause

- | | |
|---|---|
| <ul style="list-style-type: none"> • 0181 Adhesives, sealants and fasteners
ADHESIVES, Total VOC limits
SEALANTS, Total VOC limits | <ul style="list-style-type: none"> • 0652 Carpets
CARPET, Total VOC |
| <ul style="list-style-type: none"> • 0182 Fire-stopping
MATERIALS, Total VOC limits | <ul style="list-style-type: none"> • 0671 Painting
PAINTING SCHEDULES, Interior painting schedule |
| <ul style="list-style-type: none"> • 0621 Waterproofing – wet areas
MEMBRANES, Total VOC limits | |

Recommended Evidence as required for a Green Star Buildings Submission

- Specifications that demonstrate emission levels or formaldehyde contents
- Safety Data Sheets that demonstrate the compliant emission levels or formaldehyde content
- Product VOC test certificates that demonstrate emission levels or formaldehyde contents
- Product certificates that demonstrate certification under a recognised product certification scheme or recognised standard
- Invoices or proof of purchase-
- Finishes schedule or similar summarising all paints, adhesives, sealants, carpets, engineered wood products and carpets installed.

Green Star Buildings credit requirement

Engineered wood products

- The building's engineered wood products are low in toxins or non-toxic.

Relevant NATSPEC worksection and clause

- 0381 Structural timber
STRUCTURAL PLYWOOD, General
LAMINATED VENEER LUMBER, General
- 0382 Light timber framing
GLUE LAMINATED TIMBER AND LAMINATED VENEER LUMBER, Laminated veneer lumber
STRUCTURAL PLYWOOD, General
- 0383 Decking, sheet and panel flooring
SHEET FLOORING, Plywood
SHEET FLOORING, Particleboard
- 0385 Cross - laminated timber (CLT)
CLT PANELS, Formaldehyde emission rate limit0420
Roofing – combined
SEAMED SHEET METAL ROOFING, Plywood sheeting
TIMBER SHINGLE AND SHAKE ROOFING, Plywood sheeting
- 0424 Roofing – seamed sheet metal
SEAMED SHEET METAL ROOFING, Plywood sheeting
- 0425 Roofing – shingle and shakes
TIMBER SHINGLE AND SHAKES ROOFING, Plywood sheeting
- 0430 Cladding – combined
SEAMED SHEET METAL, Plywood sheeting
- 0436 Cladding – profiled and seamed sheet metal
SEAMED SHEET METAL, Plywood sheeting
- 0511 Lining
PARTICLEBOARD, General
DRY PROCESS FIBREBOARD (INCLUDING MEDIUM DENSITY FIBREBOARD), General
- 0525 Cubicle systems
PRODUCT SYSTEMS, Sheet faced reconstituted wood-based panels and doors
- 0551 Joinery
JOINERY MATERIALS AND COMPONENTS, Particleboard
JOINERY MATERIALS AND COMPONENTS, Dry process fibreboard
- 0553 Stainless steel benching
GENERAL, Formaldehyde emission class
- 0571 Workstations
MATERIALS, Dry process fibreboard (including medium density fibreboard)
MATERIALS, Particleboard
- 0572 Miscellaneous furniture
MATERIALS, Dry process fibreboard (including medium density fibreboard)
MATERIALS, Particleboard
- 0641 Applied wall finishes
TIMBER, Particleboard
TIMBER, Dry process fibreboard (including medium density fibreboard)
- 0654 Multilayered board flooring
GENERAL, Formaldehyde emission class
- 0655 Timber flooring
SHEET SUBFLOOR, Plywood
SHEET SUBFLOOR, Particleboard

Recommended Evidence as required for a Green Star Buildings Submission

- Specifications that demonstrate emission levels or formaldehyde contents
 - Safety Data Sheets that demonstrate the compliant emission levels or formaldehyde content
 - Product VOC test certificates that demonstrate emission levels or formaldehyde contents
 - Product certificates that demonstrate certification under a recognised product certification scheme or recognised standard
 - Invoices and or proof of purchase-
 - Finishes schedule or similar summarising all paints, adhesives, sealants, carpets, engineered wood products and carpets installed.
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Green Star Buildings credit requirement

Banned or Highly Toxic Materials

- Occupants are not exposed to banned or highly toxic materials in the building.

Relevant NATSPEC worksection and clause

- 0201 Demolition
SITE INVESTIGATION, Hazardous substances
HAZARDOUS SUBSTANCES MANAGEMENT,
Hazardous substances management plan
HAZARDOUS SUBSTANCES MANAGEMENT,
Removal of hazardous substances
- 0202 Demolition (interior and alterations)
SITE INVESTIGATION, Hazardous substances
HAZARDOUS SUBSTANCES MANAGEMENT,
Hazardous substances management plan
HAZARDOUS SUBSTANCES MANAGEMENT,
Removal of hazardous substance

Recommended Evidence as required for a Green Star Buildings Submission

- Hazardous materials survey.
 - Remediation plan.
 - Site plan at the time of purchase.
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Questions and feedback

Contact us at greenstar@gbca.org.au

www.gbca.org.au

