

# Green Star South Africa: Existing Building Performance (EBP)

## A Sustainability Certification Platform for Existing Buildings

### Why EBP?

The Green Star SA (GSSA) – Existing Building Performance Tool provides an accessible opportunity which is essential in ensuring sustainability in the built environment. Due to the amount of existing buildings in the world, focusing on making the existing building stock sustainable is an important aspect of the Green Building movement. It also makes the process of greening more economically viable and attainable. With a focus on efficient operations and management of buildings, optimal building performance can be achieved. The tool’s impetus on relationship between landlord and tenants has also shown positive results in achieving successful green operation and maintenance. It also caters for a broad range of commercial buildings including, but not limited to, office buildings, hotels, retail buildings and public assembly buildings.

### How Does it Work?

Ecolution Consulting conducts a status and opportunity identification audit followed by the implementation of low and no cost interventions and where feasible, technical improvements. This results in areas such as energy and water efficiency, energy and water monitoring as well as operational management policies and plans to be enhanced which are essential for ongoing sustainability and achieving the rating.

The building is then assessed over a 12-month performance period whereby the water, energy and waste consumption figures, among others, are gathered for benchmarking showing efficiency improvements.

The following 9 categories are used for the purpose of status assessment, opportunity identification, intervention implementation and finally performance evaluation to build the certification submission. The collated details are then submitted to the Green Building Council of South Africa for approval and certification.

- Management
- Materials
- Indoor Environmental Quality
- Land Use and Ecology
- Energy
- Emissions
- Transport
- Innovation
- Water

The overall score for a project is determined by adding together the category scores as percentages plus the Innovation Points. The GSSA rating is determined by comparing the overall score with the rating scale as follows:

10-19 Points	★	On the journey to a better, green building
20-29 Points	★ ★	On the journey to a better, green building
30-44 Points	★ ★ ★	Good Practice
45-59 Points	★ ★ ★ ★	Best Practice
60-74 Points	★ ★ ★ ★ ★	South Africa Excellence
75+ Points	★ ★ ★ ★ ★ ★	World Leadership

WE’RE HERE TO HELP! CONTACT US TO DISCUSS HOW WE CAN GUIDE  
 YOU THROUGH YOUR GREEN BUILDING CERTIFICATION.

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