



**GBI ASSESSMENT CRITERIA
INDUSTRIAL EXISTING BUILDING (IEB)**

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CONTENTS

PAGE	2	ACKNOWLEDGEMENT & COPYRIGHT
		INTRODUCTION
PAGE	3	What is the Green Building Index (GBI)?
PAGE	3	Who can use the GBI Industrial Existing Building (IEB) Rating Tool?
PAGE	3	How to use the GBI Industrial Existing Building (IEB) Rating Tool?
PAGE	4	PROJECT INFORMATION
		ASSESSMENT CRITERIA
PAGE	5	Summary of Final Score
PAGE	6	Summary of Contents
		INDIVIDUAL ITEM SCORE
PAGE	8	PART 1: Energy Efficiency (EE)
PAGE	11	PART 2: Indoor Environmental Quality (EQ)
PAGE	14	PART 3: Sustainable Site Planning & Management (SM)
PAGE	15	PART 4: Materials & Resources (MR)
PAGE	16	PART 5: Water Efficiency (WE)
PAGE	17	PART 6: Innovation (IN)

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INTRODUCTION

WHAT IS THE GREEN BUILDING INDEX (GBI)?

The Green Building Index is an environmental rating system for buildings developed by PAM (Pertubuhan Arkitek Malaysia / Malaysian Institute of Architects) and ACEM (the Association of Consulting Engineers Malaysia). The Green Building Index is Malaysia's first comprehensive rating system for evaluating the environmental design and performance of Malaysian buildings based on the six (6) main criterias of Energy Efficiency, Indoor Environment Quality, Sustainable Site Planning & Management, Materials & Resources, Water Efficiency, and Innovation.

The Green Building Index is fundamentally derived from existing rating tools, including the Singapore Green Mark and the Australian Green Star system, but extensively modified for relevance to the Malaysian tropical weather, environmental context, cultural and social needs.

This PAM/ACEM GBI initiative aims to assist the building industry in its march towards sustainable development. The GBI environmental rating system is created to:

- **Define green building by establishing a common language and standard of measurement;**
- **Promote integrated, whole-building design;**
- **Recognise and reward environmental leadership;**
- **Transform the built environment to reduce the environmental impact of development; and**
- **Ensure new buildings remain relevant in the future and existing buildings are refurbished and thereafter sustained properly to remain relevant.**

WHO CAN USE THE GBI INDUSTRIAL EXISTING BUILDING (IEB) RATING TOOL?

PAM/ACEM encourage all members of Project Teams, Building owners, Developers and other interested parties (including Contractors, Government and Design and Build Contractors) to use the Green Building Index to validate environmental initiatives of the design phase of existing industrial building construction or refurbishment; or construction and procurement phase of industrial buildings and their industrial process. Use of the Green Building Index is encouraged on all such projects to assess and improve their environmental attributes.

Use of the Green Building Index (Industrial) tool without formal certification by an independent accredited GBI Certifier does not entitle the user or any other party to promote the Green Building Index rating achieved. No fee is payable to PAM/ACEM for such use, however formal recognition of the Green Building Index rating - and the right to promote same - requires undertaking the formal certification process offered by PAM/ACEM.

All Green Building Index rating tools are reviewed regularly; please forward any feedback to info@pam.org.my.

HOW TO USE THE GBI INDUSTRIAL EXISTING BUILDING (IEB) RATING TOOL?

- Complete the Building Input worksheet as the building's type and location may affect the predicted rating.
- Complete the remaining worksheets by reviewing each credit in each category and entering the number of points you predict the building will achieve in the 'No. of Points Achieved' column. Calculators are provided for a number of the tool's credits.
- Enter any points that may be achieved but need to be confirmed in the 'Points to be Confirmed' column.
- Enter any comments required in the 'Comments' column.
- The predicted rating is shown in the Summary worksheet. More detail on point scores (both achieved and those to be confirmed) are shown in the Credit Summary and Graphical Summary worksheets at the end of the tool.

PROJECT INFORMATION

NAME OF BUILDING	
ADDRESS OF BUILDING	
POSTCODE	
STATE	

APPLICANT	
CONTACT PERSON	

ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
QUANTITY SURVEYOR	
LANDSCAPE CONSULTANT	
OTHER SPECIALIST CONSULTANT(S)	
MAIN CONTRACTOR	
LOCAL AUTHORITY	
TOTAL GROSS FLOOR AREA	
LAND AREA FOR LANDED PROPERTY	

BUILDING AND INDUSTRIAL PROCESS DESCRIPTION	

DETAIL ASSESSMENT CRITERIA SUMMARY OF FINAL SCORE

PART	ITEM	MAXIMUM POINTS	SCORE
1	Energy Efficiency	38	
2	Indoor Environmental Quality	22	
3	Sustainable Site Planning & Management	10	
4	Material & Resources	8	
5	Water Efficiency	12	
6	Innovation	10	
TOTAL SCORE		100	

GREEN BUILDING INDEX CLASSIFICATION

POINTS	GBI RATING
86 to 100 points	Platinum
76 to 85 points	Gold
66 to 75 points	Silver
50 to 65 points	Certified

DETAIL ASSESSMENT CRITERIA SUMMARY OF CONTENTS

PART	CRITERIA	ITEM	POINTS	TOTAL
1	EE	ENERGY EFFICIENCY		38
	Design & Performance			
	EE1	Minimum EE Performance	2	
	EE2	Lighting Zoning	3	
	EE3	Electrical Sub-metering	2	
	EE4	Renewable Energy & Onsite Energy Capture	8	
	EE5	Advanced or Improved EE Performance - BEI and/or EUI	10	
	Commissioning			
	EE6	Enhanced or Re-Commissioning or Retro Commissioning	5	
	EE7	On-going Post Occupancy Commissioning	2	
	Monitoring, Improvement & Maintenance			
	EE8	EE Monitoring & Improvement	2	
EE9	Sustainable Maintenance	4		
2	EQ	INDOOR ENVIRONMENTAL QUALITY		22
	Air Quality			
	EQ1	Minimum IAQ Performance	1	
	EQ2	Environmental Tobacco Smoke (ETS) Control	1	
	EQ3	Carbon Dioxide Monitoring and Control	1	
	EQ4	Indoor Air Pollutant & Industrial Chemicals	3	
	EQ5	Mould Prevention	1	
	Occupant Comfort			
	EQ6	Thermal Comfort: Controllability of Systems	2	
	EQ7	Air Change Effectiveness	1	
	EQ8	Breakout Space	1	
	Lighting, Visual & Acoustic Comfort			
	EQ9	Daylighting	2	
	EQ10	Daylight Glare Control	1	
	EQ11	Electric Lighting Levels	1	
	EQ12	High Frequency Ballasts	1	
EQ13	External Views	2		
EQ14	Internal Noise Levels	1		
Verification				
EQ15	IAQ Before & During Occupancy	2		
EQ16	Post Occupancy Comfort Survey: Verification	1		

DETAIL ASSESSMENT CRITERIA SUMMARY OF CONTENTS (CONTINUED)

PART	CRITERIA	ITEM	POINTS	TOTAL
3	SM	SUSTAINABLE SITE PLANNING & MANAGEMENT		10
	Facility Management			
	SM1	GBI Rated Design & Construction	1	
	SM2	Building Exterior Management	1	
	SM3	Integrated Pest Management, Erosion Control & Landscape Management	1	
	Transportation			
	SM4	Green Vehicle Priority	1	
	SM5	Parking Capacity	1	
	Reduce Heat Island Effect			
SM6	Greenery & Roof	4		
SM7	Building User Manual	1		
4	MR	MATERIALS & RESOURCES		8
	Reused & Recycled Materials			
	MR1	Materials Reuse and Selection	1	
	MR2	Recycled Content Materials	1	
	Sustainable Materials & Resources and Policy			
	MR3	Sustainable Timber	1	
	MR4	Sustainable Purchasing Policy	1	
	Waste Management			
MR5	Storage, Collection & Disposal of Recyclables	3		
Green Products				
MR6	Refrigerants & Clean Agents	1		
5	WE	WATER EFFICIENCY		12
	Water Harvesting & Recycling			
	WE1	Rainwater Harvesting	3	
	WE2	Water Recycling	3	
	Increased Efficiency			
	WE3	Water Efficient - Irrigation/Landscaping	2	
	WE4	Water Efficient Fittings	2	
WE5	Metering & Leak Detection System	2		
6	IN	INNOVATION		10
	IN1	Innovation & Environmental Initiatives	9	
	IN2	Green Building Index Facilitator	1	
			TOTAL POINTS	100

1

ENERGY EFFICIENCY (EE)

DESIGN & PERFORMANCE | COMMISSIONING | MONITORING, IMPROVEMENT & MAINTENANCE

38 POINTS

ITEM	AREA OF ASSESSMENT	DETAIL POINTS	MAX POINTS	SCORE
DESIGN & PERFORMANCE				
EE1	MINIMUM EE PERFORMANCE			
	Building envelope to achieve minimum energy efficiency (EE) performance so as to reduce energy consumption, thereby reducing CO ₂ emission to the atmosphere. To meet the following minimum EE requirements as stipulated in MS 1525:		2	
	a. Submit calculations for OTTV ≤ 50 and RTTV ≤ 25 (use of BEIT software or other GBI approved softwares is permitted), AND	1		
	b. Install Energy Management Control system where Air-conditioned space ≥ 4000 m ²	1		
EE2	LIGHTING ZONING			
	Provide flexible lighting controls to optimise energy savings:		3	
	All individual or enclosed spaces to be individually switched; and the size of individually switched lighting zones shall not exceed 100m ² for 90% of the NLA (building and industrial plant area); with switching clearly labelled and easily accessible by occupants.	1		
	Provide auto-sensor controlled lighting in conjunction with daylighting strategy for all perimeter zones and daylight areas and/or provide task lighting for at least 25% (separate from motion sensor provision) of industrial plant area.	1		
	Provide motion sensors or equivalent to complement lighting zoning for at least 25% NLA of building OR provide task lighting for at least 25% (separate from auto-sensor provision) of industrial plant area.	1		
EE3	ELECTRICAL SUB-METERING			
	Monitor energy consumption of key building services, tenancy and industrial plant areas:- Provide sub-metering for all energy uses ≥ 100kVa; with separate sub-metering for lighting and separately for power, and for industrial processes.	2	2	
EE4	RENEWABLE ENERGY & ONSITE ENERGY CAPTURE/RECOVERY			
	Encourage use of renewable energy and/or onsite energy capture/recovery.		8	
	Where 0.25 % or 2 kWp whichever is the greater, of the equivalent total electricity consumption is generated by renewable energy and/or onsite energy capture/recovery, OR	1		
	Where 0.50 % or 5 kWp whichever is the greater, of the equivalent total electricity consumption is generated by renewable energy and/or onsite energy capture/recovery, OR	2		
	Where 0.75 % or 7.5 kWp whichever is the greater, of the equivalent total electricity consumption is generated by renewable energy and/or onsite energy capture/recovery, OR	3		
	Where 1.00 % or 10 kWp whichever is the greater, of the equivalent total electricity consumption is generated by renewable energy and/or onsite energy capture/recovery, OR	4		
	Where 1.25 % or 15 kWp whichever is the greater, of the equivalent total electricity consumption is generated by renewable energy and/or onsite energy capture/recovery, OR	5		
	Where 1.50 % or 20 kWp whichever is the greater, of the equivalent total electricity consumption is generated by renewable energy and/or onsite energy capture/recovery, OR	6		
	Where 2.0 % or 40 kWp whichever is the greater, of the equivalent total electricity consumption is generated by renewable energy and/or onsite energy capture/recovery, OR	7		
	Where 2.5 % or 60 kWp whichever is the greater, of the equivalent total electricity consumption is generated by renewable energy and/or onsite energy capture/recovery.	8		

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GREEN BUILDING INDEX ASSESSMENT CRITERIA FOR INDUSTRIAL EXISTING BUILDING (IEB)

ITEM	AREA OF ASSESSMENT	DETAIL POINTS	MAX POINTS	SCORE
DESIGN & PERFORMANCE (CONTINUED)				
EE5	ADVANCED OR IMPROVED EE PERFORMANCE - BEI AND/OR EUI			
	1) Exceed Energy Efficiency (EE) performance better than the baseline minimum to reduce energy consumption in the building and/or the industrial plant process. For the building, improve Building Energy Intensity (BEI) as defined by GBI (use of GBI approved software is permitted). For industrial plant process, use Energy Use Intensity (EUI) to compare against baseline data for similar plant process (baseline EUI shall be furnished by applicant for GBI acceptance). Use BEI or EUI if either building or industrial plant process energy use constitutes more than 75% of the total energy use. Otherwise, calculate both BEI and EUI with the lower point score applicable.		10	
	BEI ≤ 180 or EUI improvement ≥ 10%	1		
	BEI ≤ 150 or EUI improvement ≥ 25%	3		
	BEI ≤ 140 or EUI improvement ≥ 30%	4		
	BEI ≤ 130 or EUI improvement ≥ 35%	5		
	BEI ≤ 120 or EUI improvement ≥ 40%	6		
	BEI ≤ 110 or EUI improvement ≥ 45%	7		
	BEI ≤ 100 or EUI improvement ≥ 50%	8		
	BEI ≤ 90 or EUI improvement ≥ 55%	10		
	OR			
	2) Demonstrate Energy savings over the last 3 years from Existing Building/Plant historical BEI/EUI baseline, to improve by:			
	BEI ≥ 15% with resultant BEI ≤ 200 or EUI improvement ≥ 10%	1		
	BEI ≥ 20% with resultant BEI ≤ 190 or EUI improvement ≥ 25%	2		
	BEI ≥ 25% with resultant BEI ≤ 180 or EUI improvement ≥ 30%	3		
	BEI ≥ 30% with resultant BEI ≤ 150 or EUI improvement ≥ 35%	5		
	BEI ≥ 40% with resultant BEI ≤ 140 or EUI improvement ≥ 40%	6		
	BEI ≥ 50% with resultant BEI ≤ 130 or EUI improvement ≥ 45%	7		
	BEI ≥ 60% with resultant BEI ≤ 120 or EUI improvement ≥ 50%	8		
	BEI ≥ 70% with resultant BEI ≤ 110 or EUI improvement ≥ 55%	10		
COMMISSIONING				
EE6	ENHANCED OR RE-COMMISSIONING OR RETRO COMMISSIONING			
	Ensure the energy related systems of the building and industrial process are properly commissioned so as to realise their full potential. Appoint a GBI recognised Commissioning Specialist (CxS) to perform the commissioning for all the facility's energy related systems in accordance with ASHRAE Commissioning Guideline or other GBI approved equivalent standard by:		5	
	a. Implement improvements to ensure building/plant's major energy using systems are repaired, operated and maintained effectively to optimize energy performance.	5		
	b. Develop a commissioning or ongoing commissioning plan for the building/plant's major energy-using systems.			
	c. Provide training for staff to build awareness and skills in a broad range of sustainable building/plant operations, including energy efficiency, equipment and systems operations and maintenance.			
	d. Update the building/plant operating plan as necessary to reflect any changes in the occupancy/production schedule, equipment runtime schedule, design set points and lighting levels.			
EE7	ON-GOING POST OCCUPANCY COMMISSIONING			
	Carry out post occupancy/ post process operation commissioning for all tenancy and industrial areas after fit-out/plant modification changes are completed:		2	
	a. Design engineer shall review all fit-out plans/plant modifications to ensure original design intent is not compromised and upon completion of the fit-out/plant modification works, verify and fine-tune the installations to suit	1		
	b. CxS shall carry out a full post/re-commissioning of the energy related systems to verify that their performance is sustained in conjunction with the completed fit-outs/modifications.	1		

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GREEN BUILDING INDEX ASSESSMENT CRITERIA FOR INDUSTRIAL EXISTING BUILDING (IEB)

ITEM	AREA OF ASSESSMENT	DETAIL POINTS	MAX POINTS	SCORE
MONITORING, IMPROVEMENT & MAINTENANCE				
EE8	EE MONITORING & IMPROVEMENT			
	<p>1) Use Energy Management System to monitor and trend log energy consumption for building and plant process,</p> <p>AND</p> <p>Monitor sub-metering of building system and plant process to track energy consumption of major uses and other end use applications e.g. by categorising into building/plant systems or floors etc.</p>	1	2	
	<p>2) Fully commission EMS and activate Maximum Demand Limiting programme,</p> <p>AND</p> <p>Compile, summarise and submit BEI/EUI, Fuel and Water Consumption of building/plant to GBI on an annual basis during the 3-years validity period or earlier whenever requested by GBI. Submission shall include monthly energy and water bills.</p>	1		
EE9	SUSTAINABLE MAINTENANCE			
	<p>Ensure the energy related systems will continue to perform as intended with proper and sustainable maintenance:</p>		4	
	a. At least 75% of permanent maintenance team to participate in the commissioning of all energy services	1		
	b. Set up a permanent Energy Monitoring Committee (EMC) to ensure that building/plant energy performance is continuously monitored and improved.	1		
	c. Provide for a designated facility maintenance office that is fully equipped with facilities (including tools and instrumentation) and inventory storage	1		
	d. Provide evidence of documented plan for at least 3-year facility maintenance and preventive maintenance budget (inclusive of staffing and outsourced contracts) for building and plant process.	1		
ENERGY EFFICIENCY (EE) TOTAL			38	

2

INDOOR ENVIRONMENTAL QUALITY (EQ)

AIR QUALITY | OCCUPANT COMFORT | LIGHTING, VISUAL & ACOUSTIC COMFORT | VERIFICATION

22 POINTS

ITEM	AREA OF ASSESSMENT	DETAIL POINTS	MAX POINTS	SCORE
AIR QUALITY				
EQ1	MINIMUM IAQ PERFORMANCE			
	<p>Establish minimum indoor air quality (IAQ) performance to enhance indoor air quality in building (and industrial plant area where applicable), thus contributing to the comfort and well-being of the occupants:</p> <p>Meet the minimum requirements of ventilation rate in ASHRAE 62.1 or the local building code whichever is the more stringent.</p>	1	1	
EQ2	ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL			
	<p>Prohibit smoking in the building and industrial plant area; and locate any exterior designated smoking areas at least 10m away from entries, outdoor air intakes and operable windows, OR</p> <p>Prohibit smoking in the building and industrial plant area except in designated smoking rooms and establish negative pressure in the smoking rooms together with provision of effective air filtration system.</p>	1	1	
EQ3	CARBON DIOXIDE MONITORING AND CONTROL			
	<p>Provide response monitoring of carbon dioxide levels to ensure delivery of optimal outside air requirements:</p> <p>Install carbon dioxide (CO₂) monitoring and control system with at least one (1) CO₂ sensor at all main return air points on each air-conditioned floor/zone to facilitate continuous monitoring and adjustment of outside air ventilation rates to each floor/zone, and ensure independent control of ventilation rates to maintain CO₂ level ≤ 1,000ppm</p>	1	1	
EQ4	INDOOR AIR POLLUTANT & INDUSTRIAL CHEMICAL EXPOSURE			
	<p>Reduce detrimental impact on occupant/worker's health from finishes that emit internal air pollutants and exposure to industrial chemicals:</p>			
	<p>Use low VOC paint and coating throughout the building. Paints and Coatings to comply with requirements specified in international labelling schemes recognized by GBI, AND</p> <p>Use low VOC carpet or flooring throughout the building. Carpets to comply with requirements specified in international labelling schemes recognized by GBI. Other types of flooring to comply with requirements under FloorScore developed by Science Certification System or equivalent, AND</p> <p>Use low VOC adhesive and sealant or no adhesive or sealant used.</p>	1	3	
	<p>Use products with no added urea formaldehyde. These include:</p> <p>a. Composite wood and agrifiber products defined as: particleboard, medium density fiberboard (MDF), plywood, wheatboard, strawboard, panel substrates and door cores, AND</p> <p>b. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies, AND</p> <p>c. Insulation foam, AND</p> <p>d. Draperies</p>	1		
	<p>Minimise air pollutants of industrial plant process by using environmental friendly house keeping chemicals and minimise microbial contamination and NOX emission</p>	1		
EQ5	MOULD PREVENTION			
	<p>Design system(s) which reduce the risk of mould growth and its associated detrimental impact on occupant health:</p> <p>Demonstrate that the mechanical air-conditioned ventilation system will maintain a positive indoor air pressure relative to the exterior and can actively control indoor air humidity to be no more than 70% RH without the use of active control that will consume additional energy.</p> <p>Ensure that excessive moisture in building is controlled during the Design, Construction and Operation stages by the consideration and the control of the following:</p> <p>a. Rainwater leakage through roof and walls</p> <p>b. Infiltration of moist air</p> <p>c. Diffusion of moisture through walls, roof and floors</p> <p>d. Groundwater intrusion into basements and crawl spaces through walls and floors</p> <p>e. Leaking or burst pipes</p> <p>f. Indoor moisture sources</p> <p>g. Construction moisture</p> <p>OR</p> <p>The building is fully naturally ventilated</p>	1	1	

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GREEN BUILDING INDEX ASSESSMENT CRITERIA FOR INDUSTRIAL EXISTING BUILDING (IEB)

ITEM	AREA OF ASSESSMENT	DETAIL POINTS	MAX POINTS	SCORE
OCCUPANT COMFORT				
EQ6	THERMAL COMFORT: CONTROLLABILITY OF SYSTEMS			
	Provide a high level of thermal comfort system control by individual occupant/worker or by specific groups in multi-occupant/worker spaces to promote the productivity, comfort and well-being of occupants and plant workers:			
	Design to ASHRAE 55 in conjunction with the relevant localised parameters as listed in MS1525.	1	2	
	a. Provide individual comfort control for $\geq 50\%$ of the occupants/workers to enable adjustments to suit individual task needs and preferences, AND b. Provide comfort system controls for all shared multi-occupant/worker spaces to enable adjustments to suit group needs and preferences.	1		
	<i>Conditions for thermal comfort include the primary factors of air temperature, radiant temperature, air speed and humidity. Comfort system control for this purpose is defined as the provision of control over at least one of these primary factors in the occupants/workers' local environment.</i>			
EQ7	AIR CHANGE EFFECTIVENESS			
	Provide effective delivery of clean air through reduced mixing with indoor pollutants in order to promote a healthy indoor environment. Demonstrate that the Air Change Effectiveness (ACE) meets the following criteria for at least 90% of the NLA (air-conditioned areas only): The ventilation systems are designed to achieve an ACE of ≥ 0.95 when measured in accordance with ASHRAE 129: Measuring air change effectiveness where ACE is to be measured in the breathing zone (nominally 1.0m from finished floor level)	1	1	
EQ8	BREAKOUT SPACE			
	Provide breakout space to reduce worker's fatigue for at least 5% of employees per shift.	1	1	
LIGHTING, VISUAL & ACOUSTIC COMFORT				
EQ9	DAYLIGHTING			
	Provide good levels of daylighting for building occupants and plant workers:			
	Demonstrate that $\geq 30\%$ of the NLA has a daylight factor in the range of 1.0 – 3.5% as measured at the working plane, 800mm from floor level, OR	1	2	
	Demonstrate that $\geq 50\%$ of the NLA has a daylight factor in the range of 1.0 – 3.5% as measured at the working plane, 800mm from floor level.	2		
EQ10	DAYLIGHT GLARE CONTROL			
	Reduce discomfort of glare from natural light. Where blinds or screens are fitted on all glazing and atrium as a base building, incorporate provisions to meet the following criteria: 1) Eliminate glare from all direct sun penetration and keep horizontal workspace lux level below 2000, AND 2) Eliminate glare from diffuse sky radiation for occupant workspace at viewing angles of 15° to 60° from the horizontal at eye level (typically 1.2m from floor level), AND 3) Control with an automatic monitoring system (for atrium and windows with incident direct sun light only - not applicable for fixed blinds/screens), AND 4) Equip with a manual override function accessible by occupants (not applicable for fixed blinds/screens).	1	1	
EQ11	ELECTRIC LIGHTING LEVELS			
	Baseline building and plant lighting not to be over designed: Demonstrate that lighting design maintains a luminance level of no more than specified in MS1525 for 90% of NLA (building and industrial plant area) as measured at the working plane (800 mm above the floor level).	1	1	
EQ12	HIGH FREQUENCY BALLASTS			
	Increase workplace amenity by avoiding low frequency flicker that may be associated with fluorescent lighting: Install high frequency ballasts in fluorescent luminaires over a minimum of 90% of NLA (building and industrial plant area).	1	1	

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GREEN BUILDING INDEX ASSESSMENT CRITERIA FOR INDUSTRIAL EXISTING BUILDING (IEB)

ITEM	AREA OF ASSESSMENT	DETAIL POINTS	MAX POINTS	SCORE
LIGHTING, VISUAL & ACOUSTIC COMFORT (CONTINUED)				
EQ13	EXTERNAL VIEWS			
	Reduce eyestrain for building occupants by allowing long distance views and provision of visual connection to the outdoor. Note that this requirement is applicable to the office building component of the industrial plant only.		2	
	Demonstrate that $\geq 60\%$ of the NLA has a direct line of sight through vision glazing at a height of 1.2m from floor level.	1		
	Demonstrate that $\geq 75\%$ of the NLA has a direct line of sight through vision glazing at a height of 1.2m from floor level.	2		
EQ14	INTERNAL NOISE LEVELS			
	Maintain internal noise levels at an appropriate level. Demonstrate that 90% of the NLA (office component only) do not exceed the following ambient internal noise levels: 1) Within the entire baseline building general office, space noise from the building services does not exceed 40dBAeq, OR 2) Within the baseline building office space, the sound level does not exceed 45dBAeq for open plan and not exceed 40dBAeq for closed offices.	1	1	
VERIFICATION				
EQ15	IAQ BEFORE & DURING OCCUPANCY			
	Reduce indoor air quality problems resulting from the construction process (or inherent conditions) in order to improve and sustain the comfort and well-being of occupants/workers. Develop and implement an Indoor Air Quality (IAQ) Management Plan to effect this requirement as follows:		2	
	1) Perform a building/plant flush out by supplying outdoor air to provide not less than 10 airchanges/hour for at least 30 minutes operation and continuous minimum 1 ACH for the next 14 days, OR 2) If low VOC materials and low formaldehyde composite wood are used, then building/plant flush out can be performed by supplying outdoor air to provide not less than 10 airchanges/hour for at least 15 minutes operation or not less than 6 airchanges/hour for at least 30 minutes operation and continuous 1ACH for the next 7 days, OR 3) Conduct IAQ testing to demonstrate maximum concentrations for pollutants are not exceeded according to the Indoor Air Quality Code of Malaysia.	1		
	Permanent Air Purging System: Where a permanent air flushing system of at least 10 airchanges/hour operation is installed and operated at least once a year during occupancy stage.	1		
EQ16	POST OCCUPANCY COMFORT SURVEY: VERIFICATION			
	Provide for the assessment of comfort of the building occupants/plant workers: 1) Conduct an occupancy comfort survey of occupants/workers annually. This survey should collect anonymous responses about thermal comfort, visual comfort and acoustic comfort in a building/plant. It should include an assessment of overall satisfaction with thermal, visual and acoustic performance and identification of thermal-related, visual-related and acoustic-related problems, AND 2) Develop a plan for corrective action if the survey results indicate that more than 20% of occupants/workers are dissatisfied with the overall comfort in the building/plant. This plan should include measurement of relevant environmental variables in problem areas. The relevant environmental variables include 1) Temperature, relative humidity, air speed and mean radiant temperature, 2) Lighting level and glare problem, 3) Background noise level, 4) Odour problem, CO ₂ level, VOCs, and particulate concentration	1	1	
INDOOR ENVIRONMENTAL QUALITY (EQ) TOTAL			22	

3

SUSTAINABLE SITE PLANNING & MANAGEMENT (SM)

FACILITY MANAGEMENT | TRANSPORTATION | REDUCE HEAT ISLAND EFFECT

10 POINTS

ITEM	AREA OF ASSESSMENT	DETAIL POINTS	MAX POINTS	SCORE
FACILITY MANAGEMENT				
SM1	GBI RATED DESIGN & CONSTRUCTION			
	If the building/plant has been previously GBI (or other GBI approved Green Rating system) rated under any category, OR within the last 12 months a comprehensive Energy Efficiency Audit has been conducted.	1	1	
SM2	BUILDING EXTERIOR MANAGEMENT			
	1) Employ environmentally sensitive building exterior management plan to reduce pollution, AND 2) Use environmentally non-polluting methods and chemicals for cleaning of building exterior including maintenance equipment, chemicals, paint and sealants.	1	1	
SM3	INTEGRATED PEST MANAGEMENT, EROSION CONTROL & LANDSCAPE MANAGEMENT			
	Employ environmentally sensitive management to preserve the site's natural components. Minimise harmful chemical use, energy waste, water waste, air pollution, solid waste and/or chemical runoff such as gasoline and oil. The following operational elements must be addressed: 1) Use of least toxic chemical pesticides, minimum use of chemicals and use only in targeted locations and only for targeted species. Conduct routine inspection and monitoring, AND 2) Erosion and sedimentation control for ongoing landscape operations including measures that prevent erosion and sedimentation, prevent air pollution from dust or particulate matter and restore eroded areas.	1	1	
TRANSPORTATION				
SM4	GREEN VEHICLE PRIORITY - LOW EMITTING & FUEL EFFICIENT VEHICLES			
	Encourage use of green vehicles: Provide preferred parking for low-emitting and fuel-efficient vehicles comprising 5% of total parking bays. <i>"Preferred parking" refers to the parking spots that are closest to the main entrance of the project (exclusive of spaces designated for handicapped or parking passes provided at a discounted price).</i>	1	1	
SM5	PARKING CAPACITY			
	Discourage over-provision of car parking capacity: Size parking capacity to meet, but not to exceed the minimum local zoning requirements, AND provide preferred parking for carpools or vanpools for 5% of the total provided parking spaces.	1	1	
REDUCE HEAT ISLAND EFFECT				
SM6	GREENERY & ROOF			
	Reduce heat island (thermal gradient difference between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat: A) HARDSCAPE & GREENERY APPLICATION 1) Provide any combination of the following strategies for 50% of the site hardscape (including sidewalks, courtyards, plazas and parking lots): a. Shade (within 5 years of occupancy); b. Paving materials with a Solar Reflectance Index (SRI) of at least 29; c. Open grid pavement system; B) ROOF APPLICATION 1) Use roofing material with a Solar Reflectance Index (SRI) equal to or greater than the value in the table below for a minimum of 75% of the roof surface, OR 2) Install a vegetated roof for at least 50% of the roof area, OR 3) Install high albedo and vegetated roof surfaces that, in combination, meet the following criteria: <i>(Area of SRI Roof / 0.75) + (Area of vegetated roof / 0.5) ≥ Total Roof Area</i> <i>Roof Type Slope SRI</i> <i>Low-Sloped Roof < 2:12 78</i> <i>Steep-Sloped Roof > 2:12 29</i>	2	4	
SM7	BUILDING USER MANUAL			
	Document Green building/plant design features and strategies for user information and guide to sustain performance during occupancy: Provide (include updating) a Building User Manual which documents passive and active features that should not be downgraded.	1	1	
SUSTAINABLE SITE PLANNING & MANAGEMENT (SM) TOTAL			10	

4

MATERIALS & RESOURCES (MR)

REUSED & RECYCLED MATERIALS | SUSTAINABLE MATERIALS & RESOURCES AND POLICY | WASTE MANAGEMENT | GREEN PRODUCTS

8 POINTS

ITEM	AREA OF ASSESSMENT	DETAIL POINTS	MAX POINTS	SCORE
REUSED & RECYCLED MATERIALS				
MR1	MATERIALS REUSE AND SELECTION			
	Reuse building materials and products to reduce demand for virgin materials and reduce creation of waste. This serves to reduce environmental impact associated with extraction and processing of virgin resources. Integrate building design and its buildability with selection of reused building materials, taking into account their embodied energy, durability, carbon content and life cycle costs:		1	
	Where reused products/materials constitutes $\geq 20\%$ of the project's total retrofit material cost value	1		
MR2	RECYCLED CONTENT MATERIALS			
	Increase demand for building products that incorporate recycled content materials in their production: (Recycled content shall be defined in accordance with the International Organization of Standards Document)		1	
	Where use of materials with recycled content is such that the sum of post-consumer recycled plus one-half of the pre-consumer content constitutes $\geq 20\%$ (based on cost) of the total retrofit material cost value in the project	1		
SUSTAINABLE MATERIALS & RESOURCES AND POLICY				
MR3	SUSTAINABLE TIMBER			
	Encourage environmentally responsible forest management: Where $\geq 75\%$ of wood-based materials and products used in the retrofit are certified. These components include, but are not limited to, structural framing and general dimensional framing, flooring, sub-flooring, wood doors and finishes. To include wood materials permanently installed and also temporarily purchased for the project. Compliant with Forest Stewardship Council and Malaysian Timber Certification Council requirements.	1	1	
MR4	SUSTAINABLE PURCHASING POLICY			
	Develop a Sustainable Purchasing Policy that must cover product purchases within the building/plant and management's control	1	1	
WASTE MANAGEMENT				
MR5	STORAGE & COLLECTION & DISPOSAL OF RECYCLABLES			
	Facilitate reduction of waste generated during retrofit construction and during building/plant occupancy that is hauled and disposed of in landfills:		3	
	Provide recycling facilities/infrastructure for sorting and separate collection of recyclable waste for recycling (consumables - glass, paper, metal, equipment, addition & alteration construction wastes)	1		
	Promote and encourage waste minimization and recycling among occupants, tenants and visitors through various avenues	1		
	Promote waste sorting, collecting, quantifying, monitoring and recycling of a large range of waste generated in-house.	1		
GREEN PRODUCTS				
MR6	REFRIGERANTS & CLEAN AGENTS			
	Use environmentally-friendly Refrigerants and Clean Agents exceeding Malaysia's commitment to the Montreal & Kyoto protocols:		1	
	Use zero Ozone Depleting Potential (ODP) products: non-CFC and non-HCFC Refrigerants AND Clean Agents.	1		
MATERIALS & RESOURCES (MR) TOTAL			8	

5

WATER EFFICIENCY (WE)

WATER HARVESTING & RECYCLING | INCREASED EFFICIENCY

12 POINTS

ITEM	AREA OF ASSESSMENT	DETAIL POINTS	MAX POINTS	SCORE
WATER HARVESTING & RECYCLING				
WE1	RAINWATER HARVESTING			
	Encourage rainwater harvesting that will lead to reduction in potable water consumption:		3	
	Rainwater harvesting that leads to ≥ 5% reduction in potable water consumption, OR	1		
	Rainwater harvesting that leads to ≥ 15% reduction in potable water consumption, OR	2		
	Rainwater harvesting that leads to ≥ 30% reduction in potable water consumption.	3		
WE2	WATER RECYCLING			
	Encourage water recycling that will lead to reduction in potable water consumption:		3	
	Treat and recycle ≥ 10% wastewater leading to reduction in potable water consumption, OR	1		
	Treat and recycle ≥ 30% wastewater leading to reduction in potable water consumption, OR	2		
	Treat and recycle ≥ 50% wastewater leading to reduction in potable water consumption.	3		
INCREASED EFFICIENCY				
WE3	WATER EFFICIENT - IRRIGATION/LANDSCAPING			
	Reduce potable water consumption for landscape irrigation by:		2	
	1) 50%	1		
	2) 100%	2		
WE4	WATER REDUCTION			
	Encourage reduction in potable water consumption through use of efficient devices/industrial process:		2	
	1) With reference to Utility calculations, reduce annual potable water consumption by:			
	≥ 30%, OR	1		
	≥ 50%.	2		
	OR			
	2) From existing 3-year average water consumption record, reduce annual potable water use by:			
	≥ 30%, OR	1		
	≥ 50%.	2		
WE5	METERING & LEAK DETECTION SYSTEM			
	Encourage the design of systems that monitors and manages water consumption:		2	
	Use of sub-meters to monitor and manage major water usage for cooling towers, irrigation, kitchens, tenancy use, and industrial process use	1		
	Link all water sub-meters to EMS to facilitate early detection of water leakage	1		
WATER EFFICIENCY (WE) TOTAL			12	

6

INNOVATION (IN)

INNOVATION & ENVIRONMENTAL INITIATIVES | GBI FACILITATOR

10 POINTS

ITEM	AREA OF ASSESSMENT	DETAIL POINTS	MAX POINTS	SCORE
IN1	INNOVATION & ENVIRONMENTAL INITIATIVES			
	<p>Provide existing industrial buildings the opportunity to be awarded points for exceptional performance above the requirements set by GBI rating system:</p> <p>1 point for each approved innovation and environmental initiative up to a maximum of 9 points, such as;</p> <ul style="list-style-type: none"> • Condensate water recovery (accounting for at least 50% of total AHUs/FCUs) for use as cooling tower make-up water etc; • Co-generation / Tri-generation system; • Thermal / PCM / Thermal Mass storage system (accounting for at least 25% of total required capacity); • Solar thermal technology / Solar Airconditioners (generating at least 10% of total required capacity); • Heat recovery system (contributing to at least 10% of total required capacity); • Heat pipe technology; • Light pipes accounting for at least 1% of NLA ; • Auto-condenser tube cleaning system (fitted to plant equipment serving at least 50% of total capacity); • Non-chemical water treatment system for condenser or chilled water circuit (eg. air and dirt separator, vacuum degasser, etc) ; • Dynamic balancing control valve system (for entire chilled water system) • Mixed mode / low energy ventilation system; • Advanced air filtration technology (serving at least 50% of the GFA); • Waterless urinals (fitted to all male toilets); • Central vacuum system (serving at least 50% of NLA); • Central Pneumatic Waste Collection system; • Self-cleaning façade; • Electrochromic glazed façade; • Refrigerant leakage detection and recycling facilities; • Use non-synthetic (natural) Refrigerants AND Clean Agents with zero ODP and negligible Global Warming Potential; • ISO 14000 series certification; • Recycling of all fire system water during regular testing. 	9	9	
IN2	GREEN BUILDING INDEX FACILITATOR			
	<p>To support and encourage the integration required for Green Building Index rated buildings and to streamline the application and certification process:</p> <p>Engage the services of a Green Building Index Facilitator to assist in obtaining Green Building Index certification</p>	1	1	
INNOVATION (IN) TOTAL			10	