NEDBANK

CORPORATE

MAKE THI SGS HAPPEN

Whether it is in property investments, developments or equity participation, we offer the experience and expertise to create solid solutions. Talk to us to get the backing of a large financial institution that's delivered with the personal touch you'd expect from a small bank. Isn't it time you joined the bank that understands the bigger picture? Call your relationship manager,

or Gauteng: 011 294 4444; Cape Town 021 416 7111; KwaZulu Natal 031 364 2596

WHEN A PROPERTY OPPORTUNITY COMES YOUR WAY, LET THE MARKET LEADER\*
HELP YOU TURN IT INTO REALITY.

PROPERTY FINANCE

sz.oo.grieenbuilding.co.za

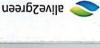
Volume 2

SOLUTIONS IN

ARKET-LEADING

South Africa

The Green Building Handbook









Green Building

Volume 2

The Essential Guide



of a lighter, brighter and more spacious interior, and as an added bonus you use less lighting energy – an important factor to consider when Next time you're faced with the problem of decorating rooms and hallways with little or no natural light, don't be gloomy. New Light & Space from Dulux Trade uses a groundbreaking paint technology called Lumitec to create a finish that opens up a room like never before. Using more reflective paint components and cleaner tinling recipes it creates the perception

much light around a room compared to ordinary emulsions - and uses less energy doing it.

SPACE

The range is available in a unique selection of colours in hardwearing water-based matt finish.

we are constantly reminded to put less strain on our valuable resources.

### Have you seen the light yet?

For further information visit www.duluxtrade.co.za or call 0860 330 111

\*The light reflectance value is always greater than our conventional emulsion paints with similar hue (colour family) and chroma (intensity of colour) but may not reflect twice as much light in every case, depending on the colour chosen.

Dulux Trade, the ICI roundel, Light & Space and Lumitec are trademarks of AkzoNobel © 2009

## Contents

#### 22 Chapter 1 Introduction

PART ONE: PLANNING AND DESIGN

### Chapter 2

Replace What you Displace

56

Chapter 3

Siting a Building for Human Comfort

80 Chapter 4

Landscape Water Management

96

Chapter 5

Exterior Surface Water Management

132 Chapter 6

Predictive Building Performance Simulation

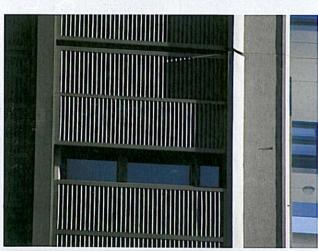
152 Chapter 7

Greening the Building Envelope









#### a beautiful bathroom The clear benefits of 7 2 of the Geberit system. +27 11 444 5070 at the bottom - every part, fitting all the way down to the flush pipe From the water connection at the top, efficient flushing technology. With four decades experience, where less gives more. this is the Geberit system, elegance with hygiene, www.geberit.co.za sales.za@geberit.com innovative, streamlined simplicity Let yourself be swept away by the and connection has been tried and cisterns to bring you quiet and you can rely on Geberit concealed Combine beauty with practicality, It's only a Geberit if it says...Geberit! unsurpassed reliability. tested to ensure quality and 0

# Contents

PART TWO: SUB-STRUCTURE

194 Chapter 10

Structural Steel and Sustainability







### 172 Chapter 8

Foundations

PART THREE: SUPER-STRUCTURE

184 Chapter 9

Structural Concrete and Sustainability

00

206 Chapter 11

Green Aluminium – the Embodied Energy of Aluminium in Use



# Who's got dirty feet? Contents



# We all do, it's just the degree that varies.

Led by professionals with a wealth of experience across industries, we have first hand knowledge of the challenges companies face. Living Wealth utilises a comprehensive, internationally successful structure and process to ensure verifiable auditing and entirely measurable results. This enables companies to minimise the size of their ecological footprint, while reaping the multitude of commercial benefits that maximise profitable outcomes

#### Ask us how

info@livingwealth.co.za

www.livingwealth.co.za

# Living Wealth

balancing people, product, planet & profit

#### 210 Chapter 12

Advanced Walling Systems

Structural Insulated Panel Systems

#### 230 Chapter 14

Thermal Performance of Fenestration

#### 240 Chapter 15

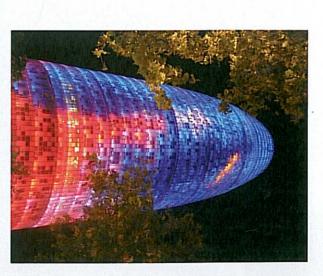
Thermal Insulation in Buildings

### PART FOUR: ROOF ASSEMBLY

258 Chapter 16

Roof Assembly

266 Chapter 17 Green Roofs





### milliCare Green **308** Chapter 20 370 Chapter 24

# " Contents

PART FIVE: SERVICES

280 Chapter 18

Thermal Comfort

296 Chapter 19

Lighting

Energy Modelling Software

320 Chapter 21

Indoor Environmental Health

PART SIX: FINISHES

336 Chapter 22

Polymers and Paints

358 Chapter 23

The IAQ performance of Interior Finishing Products and the Role of LCA

PART SEVEN: GREEN STAR RATING TOOL

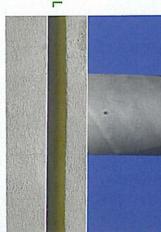
GREEN BUILDING COUNCIL SA

MEMBER DRGAMISATION

**Maintain Today Sustain Tomorrow** 

An introduction to Green Star SA – Retail Centre







Clean Working Clean Living

Textile and Carpet Care miliCare

# Little in Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case | Case for the Well Happ by | Case for the Well H

### **ENERGY MODELLING SOFTWARE**

Luke Osburn Researcher



#### INTRODUCTION

The construction industry has turned to energy modelling of buildings in order to assist them in reducing the amount of energy consumed by buildings. However, while the energy loads of buildings can be accurately modelled, energy models often under-predict the energy consumed.

### **ENERGY MODELLING AS A DESIGN TOOL**

Energy modelling can be effectively used as a design tool to aid decision-making within the project and is best brought into the project during the conceptual design phase. Often decisions made early on during the design phase of a project can significantly impact the energy load of a building including such facets as shape, orientation and the facade. Additionally some energy saving initiatives require good integration with the building design and the overall aesthetic appeal of the building. While a suitable competent person can render advice in this regard, energy modelling allows the benefits to be quantified within certain assumptions and can be used to guide the overall design process.

Additionally not all energy saving measures are equal and they differ in potential gains and upfront capital costs. Energy modelling can serve to identify the potential gain of such interventions and can be used to identify the most cost-effective interventions. Also, buildings are often unique constructs and an in-depth energy analysis is usually required for each building.

# **ENERGY MODELLING AS A VERIFICATION TOOL**

A much simpler application of energy modelling is to use it to predict the energy consumption of a building and this is becoming increasingly important for property developers as verification is required for certification with the South African Green Star rating tool. Internationally it is becoming increasingly required by building regulations that buildings demonstrate energy efficient design and this can often be demonstrated through appropriate energy modelling.

While energy modelling can be used to demonstrate compliance with such tools or legislation its true benefit is accrued from guiding the building design process to a practical energy efficient design rather than just predicting energy consumption.

# **AVAILABILITY OF ENERGY MODELLING TOOLS**

Building Energy Software Tools Directory. modelling. Currently there are 377 tools listed within the United States Department of Energy's There is a plethora of available tools that have been developed in order to perform building energy

simulationist to understand the strengths and weaknesses of the tool which he is using so that it is not used inappropriately. have a strong working knowledge for more than a handful of these tools. It is also important for the modes or energy uses. Considering the complexity of these tools, it is unlikely for any simulationist to model certain building characteristics very well, while using simpler algorithms for other heat transfer The different tools can be very different to each other as well as their scope or focus, being able to

#### COMPLEX OR SIMPLE

small residential dwellings. Complex tools offer the technical rigidity to provide accurate results for appropriate to model large buildings with complex HVAC systems while others are more suited for complex buildings, and while they could be used to model simpler building constructs, by their Energy software tools also vary greatly in the level of complexity that they provide, with some being nature they require detailed inputs and are more time consuming to use

considered as a cost saving mechanism while providing the required level of accuracy provide acceptable results. Within these applications the application of simpler tools should be that they make within their algorithms. However, for the class of buildings they focus on, they can inputs. Simpler tools are also generally focussed on specific building classes due to the assumptions Simpler tools are generally easier to use, make a higher number of assumptions and require fewer

of energy use within buildings, fundamental heat transfer mechanisms, as well as how these are modelled within the tool The utilisation of complex tools also generally require a greater level of fundamental knowledge

### **ENERGY SOFTWARE CERTIFICATION**

series of Building Energy Simulation Tests (BESTEST) in order to evaluate the accuracy of such tools. Energy Agency, with the assistance of the National Renewable Energy Laboratory, developed the little if any objective quality control over the accuracy of such tools. Consequently, the Internationa Initially when large numbers of energy software tools became available it became clear that there was

in identifying flaws and bugs within the algorithms of the tools. Additionally, if results do vary, this is compared to the results of others for the same well defined building constructs, they are very capable Usually under such circumstances a flaw in the programming is identified the results from other tools. However, when results do vary significantly they should be investigated not to necessarily due to any of the results being "wrong" but rather that they are just different from While such tests are largely comparative in nature, that is, the results from different tools are

> used in order to produce the BESTEST standards Energy Analysis Computer Programs. This standard was based on much of the previous work that was (ASHRAE) has released a standard, ASHRAE 140, Standard Method of Test for the Evaluation of Building More recently, the American Society for Heating, Refrigeration and Air-Conditioning Engineers

a "correct" answer. However, due to the strength of such tests to identify errors within the national specific protocol software to be used within any building regulations be tested against such a protocol or against a algorithms of such programmes, it is generally required by most legislative requirements that any both comparative test cases as well as analytical ones, with the analytical test cases actually having Interestingly ASHRAE 140 does not carry any pass or fail criteria. The test cases are composed of

limitations of the energy software being used and to which standards it complies and who want to use energy modelling to aid in this goal, it is important that they understand the For property developers and clients who are interested in producing an energy efficient building.

#### TRAINING

course in how to use the software and not training in how to perform accurate energy modelling. involved. The software vendors usually provide training for the software; however, this is usually a short knowledge of the components of which he or she is modelling as well as the heat transfer mechanisms effectively. Depending on the complexity of the building, the user should have a strong working Energy modelling software is a tool, and like all tools it requires a competent user in order to be used

#### QUALIFICATIONS

they do provide the appropriate environment for such professionals for knowledge sharing and society of building performance simulation researchers, developers and practitioners, dedicated to improving the built environment. While IBPSA does not provide any certification for energy modellers, The International Building Performance Simulation Association (IBPSA) is a non-profit international

addition to passing an exam. In order to qualify as a CEM, significant appropriate experience and prior education is required in modelling but provides a large amount of relevant knowledge that an energy modeller should have Manager (CEM), which is a general energy management course. It does not directly deal with energy The Association for Energy Engineers (AEE) provides a certification course titled Certified Energy

professionals within South Africa the qualification. It will unfortunately be some time before there is a significant quantity of such however, it is only to be launched on January 27, 2010, and this will be the first exam date for ASHRAE is launching a qualification titled Building Energy Modeling Professional certification,

The purpose of this certification is to certify individuals' ability to evaluate, choose, use, calibrate,



and interpret the results of energy modelling software when applied to buildings, systems energy performance, economics and to certify individuals' competence to model new and existing buildings and their systems with their full range of physics.

REFERENCES

ASHRAE 90.1-2007, Energy Standard for Buildings Except Low-Rise Residential Buildings.

ASHRAE 140-2007, Standard Method of Fiest for the Evaluation of Building Energy Analysis Computer Programs.

ASHRAE 140-2007, Standard Method of Fiest for the Evaluation of Building Energy Simulation Test (BESTEST) and Diagnostic Method.

Judkoff, R. and J. Neymark. (1995). International Energy Agency Building Energy Simulation Test and Diagnostic Method for Heating, Ventilating, and Air-Conditioning Equipment Models (HVAC BESTEST), 2002.

1

WEBSITE

DVHSARCHITECTS.CO.ZA

VHS ARCHITECTS (PTY) LTD REGISTRATION NR. 2007/035408/07

TEL

+27 (D) 11 646 6228 +27 (D) 11 646 6549

ADDRESS

1 I GREENWAY