

Building Information Sheet BS01 - Energy Efficiency

July 2010

Energy Efficiency in housing and commercial buildings is regulated by the Building Code of Australia (BCA). Buildings are required to meet minimum standards of efficiency relevant to the climate zone, including the building fabric, glazing, insulation, sealing of the building, air movement, services, electricity and water use. Our Shire is in climate zone 5.

Residential Housing Provisions BCA Vol 2 PART 3.12

(BCA 2010 Vol 2 PART 3.12 Energy Efficiency for housing will not apply in WA until 2011. Continue to use BCA 2009.)

There are two methods available to assess if your building is energy efficient. It is advisable to do this early in the design stage to see how your house will perform, and allow for redesign.

1. Use the Glazing Calculator, and air movement calculator, available from the WA Building Commission website (see link below). The calculator is an Excel spreadsheet and requires a reasonable level of computer literacy. Enter the relevant data for your dwelling; C & U values are available from the WERS website, <http://www.wers.net> or for aluminium clear glass windows, use U=7.9; SGHC=0.81 as worst case figures.
2. Engage a registered assessor to carry out a House Energy Rating Scheme (HERS) assessment of your proposed dwelling, which will give you a star rating of 5 or more. The HERS software will “model” the performance of the house for every hour of the year, and calculate its energy consumption. Contact <http://www.absa.net.au> for details.

Go to the Building Commission website and download the checksheet [Glazing Calculator for BCA Volume 2 plus air movement](#). This will need to be submitted with the air movement and declaration in order to verify that your proposal is energy efficient. http://www.buildingcommission.wa.gov.au/bid/Check_Sheets.aspx

Commercial Class 2-9 buildings BCA Vol 1 PART J

BCA 2010 Vol 1 PART J for commercial Class 2–9 buildings will apply from May 2010.

Energy efficiency for Class 2-9 buildings with conditioned space is required to be assessed, and a report submitted with the building application. Small offices and some workshops and warehouses are exempt; however, a suitably qualified consultant should be engaged early in the development stage to ensure the building is energy efficient.

Future changes

The Federal Govt through COAG and the Australian Building Codes Board is reviewing the energy efficiency standards on a regular basis. Future versions of the BCA will have increased minimum requirements, including electrical consumption. An electrical drawing WILL need to be submitted with your housing application from MAY 2011.

For further information please contact the Building Team on 97805214