

Energy Efficiency



May 2018

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

The energy efficiency requirements for housing (Class 1 buildings and certain Class 10 buildings and structures) are contained in the Building Code of Australia (BCA) Volume Two which forms part of the National Construction Code. The Performance Requirements for new housing take into account both the thermal performance of the house and performance of its domestic services.

Options for Complying with Energy Efficiency Requirements

The options to meet the energy efficiency performance requirement of a house as set out in the BCA vol 2 can be achieved through Deemed-to-Satisfy provisions or an Alternative Solution.

When submitting a building application to the Shire of Augusta Margaret River for new buildings or major additions to a building, (other than most Class 10) the application will need to meet the required energy efficiency/sustainability requirements.

Alternatively certification from a Registered First Rate or NatHers energy efficiency assessor for the proposed design may be submitted.

Details in regard to registered First Rate or NatHers assessors can be found at the Australian Building Sustainability Association

WA Alterations and Additions Protocol for Energy Efficiency

The Building Commission has supported an industry-led project to provide a practical building solution to enable alterations and additions in Class 1 or attached Class 10 buildings to meet the energy efficiency requirements. This project has resulted in the development of a [WA Alterations and Additions Protocol for Energy Efficiency](#) (the Protocol).

The Protocol provides the basis of an alternative solution that can be developed to demonstrate compliance with the BCA's energy efficiency performance requirements for alterations and additions in Class 1 and Class 10 buildings.

Commercial

Class 2-9 buildings BCA Vol 1 2012 PART J

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

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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 Government through COAG and the Australian Building Codes Board is reviewing the energy efficiency standards on a regular basis. Future versions of the BCA will likely have increased minimum requirements.

For further information please contact the Building Services on 9780 5228.

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