



BUILDING SYSTEM

Building regulation advisory note

Circular	BS 09–004
Issued	17 July 2009
Related	

Draft Building Code of Australia 2010—invitation to comment

This circular is to advise councils, industry practitioners and other stakeholders of the draft Building Code of Australia 2010 now available for public comment.

Background

The Building Code of Australia (BCA) is amended on an annual cycle. The amendment process includes making available a draft copy for public comment.

Invitation to comment

The Australian Building Codes Board (ABCB) is currently inviting public comment on the draft BCA 2010. Copies of the draft BCA—Volumes One and Two are available on the ABCB's website www.abcb.gov.au.

Supporting commentary on proposed changes to the energy efficiency provisions is also available on the ABCB website. A Consultation Regulation Impact Statement on the energy efficiency changes is anticipated for release in September 2009.

Practitioners are encouraged to review the draft proposals and email their comments to BCA2010@innovation.gov.au, by Monday **3 August 2009**.

Comments relating to BCA 2010 must be made on the response sheet template, which is available at: <http://www.abcb.gov.au/index.cfm?objectid=C3C76487-BB43-65F2-15B84E79EB7B1C6D>.

Below is an outline of some of the main changes being proposed and their relevance to NSW.

Draft BCA 2010

While the draft BCA 2010 amendment contains a range of changes, a major component of the amendment relates to increasing the stringency of the energy efficiency provisions for both commercial and residential buildings.

As part of reducing greenhouse gas emissions, new provisions are proposed for:

- lighting (Volume Two)
- the reduction of the greenhouse gas intensity of the energy source for services such as:

- heating of water for pools and spas (Volumes One and Two)
- electric space heaters and hot water heaters (Volume Two).

Volume One

Commercial buildings (Classes 3 and 5 to 9)

The proposed new measures are more stringent across a broad range of the energy efficiency provisions in Volume One.

Residential buildings (Classes 2 and 4)

The proposed new measures will result in increased thermal efficiency for sole occupancy units in buildings of not less than six stars, measured as a collective average energy rating.

Volume Two

The proposed more stringent thermal efficiency requirements for housing will result in a NatHERS energy rating of not less than six stars.

Impact for NSW

Commercial buildings (Classes 3 and 5 to 9)

The proposals will be applicable in NSW.

Residential buildings (Classes 1, 2 and 4)

BASIX will continue to apply in NSW for all residential buildings and residential parts of buildings of Classes 1, 2 and 4.

The BCA energy efficiency requirements for these residential buildings, including lighting and hot water, will continue to be satisfied by complying with BASIX (including selecting a combination of less greenhouse gas intense services in the online BASIX certificate) and meeting specifically nominated BCA provisions.

Within the BASIX tool, the proposed six star NatHERS change will impact on the pass mark within the thermal comfort component of the tool.

Following the public comment period for BCA 2010 and release of the Regulatory Impact Statement, the settings within BASIX will be evaluated and any adjustments to the targets and thermal comfort pass mark will be made to reflect the final BCA requirements for 2010.

Practitioners will be advised of the detail of these changed settings prior to their release.

Further information

Note: This and other Department of Planning Building Circulars are published on the web at <http://www.planning.nsw.gov.au/PlanningSystem/Circularsandguidelines/Buildingsystemcirculars/tabid/82/Default.aspx>.

Authorised by:

Donna Rygate
Executive Director
Office of Corporate Governance and Policy

Important note

This circular does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this circular.

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