



Energy rating of residential buildings in the ACT

Update on 2009 Building Code of Australia and ACT House Energy Rating Scheme requirements

New residential buildings

Under the *Building Act 2004*, all new buildings constructed in the ACT must comply with the provisions of the Building Code of Australia (BCA), including the performance requirements for energy efficiency.

Since 2006 use of either first and second generation house energy rating software has been allowed for energy efficiency ratings.

In 2008 the Australian Building Codes Board (ABCB) confirmed that from 1 May 2009 only second generation software could be used.

All building designers who intend to use the following verification methods:

- V2.6.2.1 Verification using a stated value (for Class 1 and enclosed Class 10a buildings attached to a class 1 building) (BCA 2009)
- JV1 Verification using a stated value for a sole-occupancy unit of a Class 2 building or for a Class 4 part of a building (BCA 2009)
- Acceptable construction practice 3.12.0.1 Heating and Cooling Loads (for Class 1 and enclosed Class 10a buildings attached to a Class 1 building (BCA 2010) or
- Deemed-to-satisfy provision J0.2 Heating and Cooling loads of sole-occupancy units of a Class 2 building or a Class 4 part (BCA 2010)

must ensure energy ratings are produced using a thermal calculation method that complies with the [ABCB Protocol for House Energy Rating Software 2006.1.](#)

From 1 May 2010 all class 1, 2 and class 4 parts of buildings must meet the energy efficiency provisions in the 2010 version of the BCA, unless a transition period applies (http://www.actpla.act.gov.au/customer_information/industry/bca_2010_energy_efficiency_changes). Please note that in the 2010 BCA energy ratings have been removed from the verification methods and incorporated into the Deemed-to-Satisfy Provisions in Section J, Volume 1 and in the Acceptable construction practice in Section 3.12, Volume 2.

Energy assessors who have not completed training in using an accredited second generation tool(s) will need to contact relevant training providers to ensure they have carried out sufficient training so they are competent to carry out energy ratings.

Building certifiers who attended the joint information session held by ACTPLA and the ABCB Secretariat in Canberra on 10 February 2009 will be aware of this change. Certifiers will need to ensure that energy ratings are prepared in accordance with the revised provisions.



EER and selling existing homes

Energy Efficiency Ratings for mandatory disclosure under the Civil Law (Sale of Residential Property) Act

The ACT House Energy Rating Scheme (ACTHERS) is administered under the *Civil Law (Sale of Residential Property) Act 2003* and operates independently from the building approvals process and ABCB Protocols.

The move to the second generation software tools will not initially affect this scheme. Current guidelines for producing Energy Efficiency Ratings (EERs) for the purposes of mandatory disclosure will continue pending a review of existing provisions, including the use of the stipulated software (FirstRate v4.05).

Real Estate Agents, vendors and energy assessors will need to ensure that advertised EERs comply with the *Civil Law (Sale of Residential Property) Act*.

A discussion paper on amendments to the ACTHERS will be released for public comment by the end of April 2009. Details of a consultation session will also be released at this time.

For further information please contact actpla.feedback@act.gov.au