



Building Commission

Number: 2011/013

Info@buildingcommission.wa.gov.au

Date: April 2011

Energy efficiency requirements in Western Australia from 1 May 2011

The purpose of this advisory note is to clarify energy efficiency provisions for buildings in Western Australia from 1 May 2011.

The Building Code of Australia (BCA) 2010 included new national provisions to increase the energy efficiency of residential and commercial buildings. These were contained in Section J in Volume 1 and Part 2.6 and Part 3.12 in Volume 2.

Following consultation with the building industry, the state government agreed to include Western Australian variations that effectively deferred the energy efficiency provisions for Class 1, Class 2 sole-occupancy units and a Class 4 part of a building until 1 May 2011.

These Western Australian variations have now been removed from BCA 2011.

Under the current Building Regulations 1989, a local government has discretion to accept an application for a building licence that complies with the previous version of the BCA, for a period of up to 12 months.

Residential buildings

In order to provide certainty that the transition will be consistently applied by local governments throughout Western Australia, the Minister has authorised the drafting of amendments to the Building Regulations 1989 to ensure that until 30 April 2012:

- Class 1 residential dwellings can comply with either —
 - the WA variation to BCA 2010, plus the 2010 WA additions for water heating and water use (ie. 5 Star Plus); or
 - the BCA 2011, plus the 2011 WA addition for water use (water heating requirements are now dealt with under Clause 3.12.5.6 of BCA 2011).
- Other residential dwellings (Class 2 sole-occupancy units or a Class 4 part of a building) can comply with either —
 - the WA variation to BCA 2010; or
 - the BCA 2011.



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Commercial Buildings

Class 3 to 9 buildings and the common areas of Class 2 buildings must comply with the BCA 2011, unless the local government uses its discretion to allow compliance with the BCA 2010.

Please note that the transition period, when the local government had discretion to allow compliance with BCA 2009, ends on 30 April 2011.

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BUILDING COMMISSION