



Building Commission

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Building Regulations 2012 - Energy Efficiency

New Buildings and Incidental Structures

From 1 May 2012 the increased energy efficiency provisions of Building Code of Australia 2012 (being Volumes 1 and 2 of the National Construction Code series), including the WA Addition for water use, become mandatory for all new buildings in Western Australia.

Alterations and Additions

The Building Regulations 2012 prescribe an additional 12 month transitional arrangement for energy efficiency for buildings or incidental structures that are being renovated, altered, extended, improved or repaired.

Until 1 May 2013, regulation 7 permits a building and incidental structure that is being renovated, altered, extended, improved or repaired to comply with the energy efficiency provisions of either —

For Class 2 to 9 buildings and incidental structures

- Volume 1 of the Building Code of Australia 2012; or
- Volume 1 WA Part J0 of Appendices (Variation and Additions) of the Building Code of Australia 2010.

For Class 1 or Class 10 buildings and incidental structures

- Volume 2 of the Building Code of Australia 2012, including the WA Addition for water use ; or
- Volume 2 of the Building Code of Australia 2009, including the WA Addition for hot water systems and water use.

When completing a certificate of design compliance, the registered building surveyor must state what building standards apply to a building or incidental structure. Should the building or incidental structure utilise a previous version of the Building Code permitted during a transition period, then this must be clearly indicated on the certificate. This may mean that more than one building standard will apply to a building or incidental structure.

Peter Gow

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