



Northern Territory Government

Department of Infrastructure, Planning and Environment

BUILDING ADVISORY SERVICES BRANCH

BUILDING NOTE

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BCA ENERGY EFFICIENCY PLUMBING MEASURES

From 1 January 2003 (amendment 12) mandatory energy efficiency provisions will be adopted into the Building Code of Australia (BCA) and will apply in The Northern Territory.

The new energy efficiency provisions will apply to:

- Class 1 buildings (houses)
- Class 10 buildings (non habitable) with a *conditioned space*

The measures will include:

- insulation for walls, ceiling and floor.
- improved glazing and shading.
- making use of air movement for cooling.
- reduction of energy waste in services as appropriate for the 8 climate zones proposed.

From a plumbing perspective the BCA will regulate installation criteria for electric and gas hot water systems (solar systems excluded). The BCA will have a Performance Clause P 2.6.2, which states:

A building's domestic services, including any associated distribution system and components must have features that, to the degree necessary, facilitate the efficient use of energy appropriate to:

- a) *the domestic service and its usage.*
- b) *The geographical location of the building.*
- c) *The location of the domestic service.*
- d) *The energy source.*

To comply with this performance requirement the BCA will reference a revised AS/NZ 3500 4.2 Amendment 1 as an acceptable construction manual.

AS/NZ 3500 4.2.1 SECTION 6A ENERGY EFFICIENCY

This section specifies the energy efficiency design and installation criteria for hot water supply systems in (Class1 and Class 10a buildings) as defined in the Building Code of Australia.

This amendment covers the requirements for pipes to be thermally insulated and the provision for heat traps to be fitted.

Copies of the new amendment can be obtained from Standards Australia, Territory Construction Association or the Standards website – www.standards.com.au

Attached is a Guide to plumbing requirements for Energy Efficient Houses. This guide does not detail all requirements for energy efficiency. For certification purposes reference needs to be made to the BCA and /or AS/NZS3500 series.



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