



# Building newsflash

## Draft amended Queensland Development Code Mandatory Part 4.1—Sustainable buildings and pending expiry of Mandatory Part 5.9—Buildings and structures in cyclonic areas

### Purpose

To advise the draft amended Queensland Development Code (QDC) Mandatory Part (MP) 4.1—Sustainable buildings is available for viewing on the department's website and that MP 5.9—Buildings and structures in cyclonic areas expires on 1 May 2009.

### Background

Since 1 March 2006, new and existing dwellings in Queensland have been required to comply with the QDC—Sustainable buildings requirements for energy and water efficiency features in new class 1 buildings, sole-occupancy units in class 2 buildings, and, where practicable, renovations.

The requirements for the installation of gas, solar or heat pump hot water systems in new class 1 buildings now take effect through the Queensland Plumbing and Wastewater Code rather than through QDC MP4.1.

In June 2008, the Queensland Government released the *Improving sustainable housing in Queensland* discussion paper (see [Newsflash 320](#)). Following public extensive consultation the QDC was amended on 1 March 2009 to further improve water and energy efficiency in the housing sector (see [Newsflash 346](#)). The changes included:

- minimum 5-star (out of 10) energy equivalence ratings for new houses from 1 March 2009
- better recognition of outdoor-indoor areas in building standards from 1 March 2009
- increased requirements for energy and water efficient fixtures in new houses from 1 March 2009
- a ban on the installation of air-conditioners that do not meet minimum performance requirements (4-star energy rating or energy efficiency ratio of at least 2.9) from 1 July 2009
- requirements for the installation of gas, solar or heat pump hot water systems in new class 1 buildings being transferred from QDC MP 4.1 to the Queensland Plumbing and Wastewater Code.

### Further amendments to the existing MP 4.1

In response to stakeholder feedback, the following amendments to MP 4.1 are proposed:

- a definition for 'installation' for air conditioning has been included
- the definitions of 'air-conditioner', 'outdoor living area', and 'renovation' have been refined to assist in the interpretation of MP 4.1 and the term 'plumbing application' has been used instead of 'plumbing approval'
- references to the Queensland variation in Part 3.12—Energy efficiency in the Building Code of Australia (BCA) have been deleted as the variation will be removed from the BCA on 1 May 2009
- the requirement to have energy efficient lighting for a minimum of 80 per cent of the total fixed internal lighting, has been clarified as also applying to any enclosed class 10a buildings attached to class 1 or class 2 buildings
- the requirement of a minimum 2.9 Energy Efficiency Ratio (EER) for air conditioners from 1 July 2009 has been specified as applying to new and replacement systems
- the application section has been simplified.



### **Draft code available for viewing**

The amended QDC—Sustainable buildings is available on the Department of Infrastructure and Planning's [website](#) in the draft and pending parts awaiting approval section of the QDC.

### **Expiry of MP 5.9**

Stakeholders have been advised of the expiry on 1 May 2009 of MP 5.9—Buildings and structures in cyclonic areas, through earlier Newsflashes (see [Newsflashes 315 and 339](#)).

### **Legislation**

- Building Code of Australia
- Queensland Development Code
- *Building Act 1975*
- Building Regulation 2006
- *Water Efficiency Labelling and Standards Act 2005*
- *Water Supply (Safety and Reliability) Act 2008*
- Electrical Regulation 2006
- Queensland Plumbing and Wastewater Code

### **Contact for further information**

Department of Infrastructure and Planning  
Building Codes Queensland Division  
tel +61 7 3239 6369  
[buildingcodes@dip.qld.gov.au](mailto:buildingcodes@dip.qld.gov.au)

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