



## ***Commercial Building Series***

### ***Section J – Beyond Compliance***

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***For Home Owners, Architects, Designers, Builders & Certifiers.***

***Dated March 2009***

*Partners Energy has a commitment to keep its customers and other industry participants informed on topics that can improve their service delivery and improve the sustainability of the products and services they provide.*



The introduction of Energy Efficiency provisions into the BCA raised awareness and knowledge about how to insulate buildings, how windows impact on heating and cooling, and recognizing that lighting is also a heat source within a building. More and more people in the industry are gaining this awareness and knowledge.

Achieving compliance with the BCA is becoming easier and 'normal' or 'standard', as it should be. The basic level of compliance will continue to slowly step up as the building industry gears up for the increased standards that are, and will continue to be, required.

The level of energy efficiency or energy self sufficiency is only going to increase.

**So is there any point in going beyond compliance** now and if so how would you do it?

It is evident that achieving a highly energy efficient building requires good planning and designing, to take advantage of the site conditions and local climate. The result is a more comfortable building with less energy needs. Comfort can be very subjective, however a comfortable building is a pleasant place to work, shop, play and live. People work more productively, shop without distraction, play more enthusiastically, and live more happily.

Wall, roof and floor insulation is pretty well established in Australia and apart from many more products coming and going in the market their insulation performance is marginal in going beyond compliance.

The services, namely air-conditioning and lighting, will simply get more energy efficient as the technology improves and standards will increase.

The main priority in going beyond compliance lies in the window design. Windows perform three main functions – insulation, ventilation and natural light. These three functions can compete when trying to balance the overall energy needs of a building. Good window design requires knowledge and skill combined with an art for matching people's subjective needs with energy efficiency, aesthetics and function. The window suppliers provide many options in materials, coatings, and constructions, so the choices are enormous; the art is specifying the right product for the purpose. Great window information can be found at: [www.wers.net.au](http://www.wers.net.au).

**So the reason for going beyond compliance** is to produce a more comfortable building and be in front of the next step in compliance, and it can mainly be achieved through better windows.