



5 Star Fact Sheet for Home Renovations & Relocations

From 1 May 2008, energy efficiency regulations for 5 Star will be extended to cover renovations and relocation of homes.

With over 40,000 homes anticipated to be renovated, extended or relocated each year, the 5 Star energy rating requirement for the building fabric will further reduce greenhouse gas emissions while delivering home occupants greater comfort and lower energy costs.

As a result of 5 Star, Victorians will enjoy new and renovated homes that are:

- better quality and more comfortable
- cheaper to operate
- environmentally sound
- good for Victoria's economy

This Fact Sheet provides information about the energy efficiency requirements for home renovations and relocations, what needs to comply, how to comply and where to go for advice.

What must comply from 1 May 2008

From 1 May 2008, the national energy efficiency standard applies to all relocated homes and alterations to an existing home. This standard is most commonly achieved in Victoria by achieving a 5 Star thermal performance of the building fabric.

The new standard for alterations and relocations of homes will **not** require a rainwater tank for toilet flushing or a solar hot water system.

Almost all building or renovation projects that involve home extensions will need to comply with the new regulations. Minor work that does not require a building permit will not be affected.



How to comply

The new requirements for alterations or relocations apply to the thermal performance of a home and do not require a solar hot water system or a rainwater tank for toilet flushing.

The deemed to satisfy provisions include:

- Building fabric
- External glazing
- Building sealing
- Air movement
- Services.

All building alteration projects, including home extensions, that need a building permit will be required to comply with the new energy efficiency regulations.

Alterations representing more than 50 per cent of the original volume of the building (including any alterations carried out in the previous 3 years) require the existing building to be brought up to the same standards as the new construction.

There are certain circumstances where the relevant building surveyor has discretion to allow partial compliance where the requirement is overly onerous, technically impractical or does not provide a level of benefit commensurate with cost. However, any extension of over 25 per cent of floor area of the existing building or 1,000 square metres (whichever is the lesser) must fully comply with the new standard.

The Building Commission Practice Note no 55 provides guidance to building practitioners regarding the application of the new technical requirements and the use of their discretion under regulation 608.

The Building Commission is conducting training seminars across Victoria to ensure there is ample time for builders and industry to prepare, so that anyone planning an extension or renovation or looking to relocate a house after 1 May 2008, will be clear about the requirements.

If you are in doubt about whether your renovation needs to comply with the new standard, it is important to contact the relevant municipal or private building surveyor. The relevant building surveyor has discretion to allow partial compliance for smaller extensions and extensive alterations where they deem the requirement is unreasonable.



Are the regulations applicable across Australia

The changes to be made to Victoria's building regulations in May 2008 will bring them into line with national standards.

Victoria will join Western Australia, the Australian Capital Territory, and South Australia in applying the new provisions to renovations and relocations.

State	5 Star building fabric	5 Star building fabric plus renovations and alterations
Victoria	Yes from 2005	No but in force from 1 May 2008
ACT	Yes from 2006	Yes from 2006
Western Australia	Yes from 2006	Yes from 2006
South Australia	Yes from 2006	Yes from 2006
Queensland	No they introduced some changes in 2006. A proposal has been put forward and if it is approved it will be put in place by mid year 2008	No but it all depends on the approval of the proposal mid 2008
New South Wales	No they use BASIX	No they use BASIX
Northern Territory	No	No
Tasmania	No (they are planning to have one in place by 2009)	No (they are planning to have one in place by 2009)

Where to go for information

If you are planning or extending or renovating your home, or relocating a house from 1 May, there are a range of places to go for information.

You can contact the Building Commission on 1300 360 380, or visit www.buildingcommission.com.au

Other key sources of information on the 5 Star Standard in Victoria include: Sustainability Victoria, the Housing Industry Association, and the Master Builders Association.

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