



Building newsflash

Draft amended Queensland Development Code Mandatory Part 4.1—Sustainable buildings

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.

Background

In June 2008, the Queensland Government released the *Improving sustainable housing in Queensland* discussion paper ([see Newsflash 320](#)).

Since 1 March 2006, new and existing dwellings in Queensland have been required to comply with the [QDC MP 4.1—Sustainable buildings](#). This QDC currently requires energy and water efficiency features for new Class 1 buildings and sole-occupancy units in Class 2 buildings, and, where practicable, renovations.

The state government recently approved the introduction of the new sustainable measures ([see Newsflash 344](#)) to further improve water and energy efficiency in the housing sector. The new measures will be introduced over the next year and the first stage will involve amendments and additions to the QDC MP 4.1.

Amendments to the existing QDC MP 4.1

From 1 March 2009, new Class 1 and Class 2 dwellings will be required to have:

- 4-star Water Efficiency Labelling and Standards (WELS) Scheme rated toilets (previously 3-star WELS rated). **Note:** The water efficiency requirements also apply for retrofitting of existing features in homes where the household renovations involve both a building and a plumbing approval
- 80 per cent energy efficient globes to all fixed internal lighting (previously 40 per cent of gross floor area, inclusive of garages). **Note:** The lighting requirements only apply to new building work, such as new homes or the additions to existing homes.

Additions to the QDC MP 4.1

The following additional energy and water saving measures will be added to the QDC MP 4.1 and will also apply from 1 March 2009 unless otherwise indicated:

- minimum 5-star (out of 10) energy rating for new Class 1 buildings, using the performance standard of the Building Code of Australia 2008
- in recognition of Queensland's outdoor lifestyle, a credit of 0.5 or 1-star will be available for Class 1 dwellings in climate zones 1 and 2 that are designed using the verification method (software) and that have an outdoor living area as specified in the QDC
- minimum 3-star WELS rated tap ware for kitchen sinks, bathroom basins and laundry troughs (new)
- water efficient irrigation system (if an outdoor irrigation system is installed) with a maximum flow rate of nine litres per minute
- minimum 4-star Minimum Energy Performance Standard (MEPS) rated air-conditioners (where new and replacement systems are installed) from 1 July 2009.



Draft code available for viewing

The amended QDC MP 4.1—Sustainable buildings is available for viewing on the department's website at www.dip.qld.gov.au. Your feedback is important to us and it can be provided by emailing buildingcodes@dip.qld.gov.au. If you have comments that you would like to be considered they should be made before 5pm **Monday 12 January 2009**.

Contact office

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