



## BUILDING NOTE

Number 70

August 2008

### 5 Star Plus Standards

#### Purpose

The purpose of this Building Note is to clarify the timetable for application of the 5 Star Plus standards implemented on the 1 September 2007. The 5 Star Plus standards provide Deemed-to-Satisfy (DTS) provisions for greater energy and water efficiency in new housing. The 5 Star Plus standards are being implemented in two stages:

#### 5 Star Plus Stage 1

Stage 1 of the 5 Star Plus standards regulate:

1. Greenhouse gases emitted by a building's hot water heating system.
2. The efficient use of potable water within buildings.

Stage 1 was called up through an amendment to the *Building Regulations 1989*, and implemented on 1 September 2007. From 1 May 2008, these requirements were transferred from the *Building Regulations 1989* to the WA appendix of the BCA 2008 Volume 2.

Under Regulation 6(2) of the *Building Regulations 1989*, local governments are able to utilise a transition period of up to 12 months, which allowed a phased in application of the 5 Star Plus standards. The 12 month transition period ends on 31 August 2008. Therefore, the requirements of Stage 1 of the 5 Star Plus standards become mandatory for all applications for a building licence that are received on or after the 1 September 2008.

#### 5 Star Plus Stage 2

Stage 2 of the 5 Star Plus standards will deal with alternative water supplies and grey water diversion. The details of Stage 2 are still in development.

The commencement date of Stage 2 has not been set. With the calling of the state election and the government assuming a caretaker role, it is not possible to confirm the implementation details and date of Stage 2 until after the election.

Further information on the 5 Star Plus standards can be obtained from the Departments website [www.5starplus.wa.gov.au](http://www.5starplus.wa.gov.au).

Peter Gow  
EXECUTIVE DIRECTOR BUILDING INDUSTRY DEVELOPMENT

Building Notes are produced by the Department of Housing and Works (DHW) primarily to inform building surveyors and the building industry. The information contained in this Note is intended for general guidance only and must not be relied upon in any particular set of circumstances. To ascertain your precise rights and obligations, you should consult a building surveyor or other appropriate professional or refer to the applicable legislation. Copies of Building Notes may be obtained from the DHW office at L6/200 Adelaide Terrace, East Perth or by accessing the Department's web site at [www.dhw.wa.gov.au](http://www.dhw.wa.gov.au).