



Building newsflash number 438

Extension to the installation ban on inefficient air conditioners and the introduction of new requirements for residential buildings in transport noise corridors

Purpose

To advise on:

- extension of the ban on the installation of energy inefficient air conditioners to all buildings in Queensland
- new requirements for residential buildings in designated transport noise corridors.

Both measures came into effect on 1 September 2010.

Background

Extension of the installation ban on inefficient air conditioners

Installation of inefficient air conditioners in class 1 and 2 buildings was banned under the Queensland Development Code (QDC) Mandatory Part (MP) 4.1 Sustainable Buildings from 1 September 2009. Inefficient air conditioners are defined as single-phase or 3-phase vapour compression models with an energy efficiency rating (EER) of less than 2.9.

The sale of these inefficient models was also banned under the *Electricity Regulation 2006*. The sales ban was supported by temporary (12 month) exemptions from the *Mutual Recognition Act 1992* (MRA) (Cth) and the *Trans-Tasman Mutual Recognition Act 1997* (TTMRA). These exemptions are due to expire on 31 August 2010 and without further action energy inefficient air conditioners would once again become available for sale in Queensland.

To address this issue, QDC MP 4.1 'Sustainable buildings' has been amended to extend the installation ban on energy inefficient air conditioners to cover all building classes in Queensland. This means that all new and replacement air conditioners installed in Queensland must have a minimum EER of 2.9.

Extending the installation ban means that Queensland can continue to reduce greenhouse gas emissions and address electricity peak demand until the proposed increase in the national Minimum Energy Performance Standards for air conditioners comes into effect in October 2011.



New requirements for residential buildings in designated transport noise corridors

Reducing the impact of noise from State controlled roads was previously addressed through a system of covenants administered by the Department for Transport and Main Roads. These required acoustic assessment and State Government approval before building work could begin.

QDC MP 4.4 'Buildings in transport noise corridors' ensures a consistent, streamlined and cost effective approach to gain approval for new development or major alterations (renovation, addition or relocation) to residential (class 1 to 4) buildings located within designated transport noise corridors.

The Code provides construction standards for minimum traffic noise reduction levels to be achieved across four noise categories (1-4) and sets out appropriate building materials and designs to achieve these reductions.

Property owners can find out if their property is located in a designated transport noise corridor by using a free online [search tool](#). The tool allows searches based on a registered lot number and/or property address to determine if and how the Code applies.

Information about transport noise corridors will also be shown in local government planning schemes, which will be amended to reflect the transport noise corridor/s as soon as practical after designation (e.g. as part of the next scheduled update of the planning scheme). Properties located in state transport noise corridors will also have notations placed on their property titles/records, which will be identified during title searches when a property is being sold.

These measures give a clear demonstration of how Growth Management Queensland, through Building Codes Queensland, is leading the way with a focused approach to growth management by ensuring sustainability in the built environment.

Contact for further information

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