



Building Commission clarification of Western Australian Local Government Association (WALGA) InfoPage update of 7 September 2012 - ABSA energy rating certification process

On 7 September 2012, WALGA sent an Infopage to councils regarding changes to the Association of Building Sustainability Assessors' energy rating certification process. These changes took effect from 1 October 2012.

The information provided by WALGA was based on an ABSA Guide Note 'House Energy Rating Certification Process' which was attached with the Infopage of 7 September 2012. The Guide Note outlined an improved process using digital stamping developed by ABSA and was intended to be a new best practice guide for councils, building surveyors and principal certifying authorities, that choose to use ABSA processes.

The Building Commission has not been involved in the development of the new ABSA verification system and was concerned about wording in the Guide Note, and reflected in the WALGA InfoPage, that the absence of an ABSA digital stamp on plans could give grounds to reject a building permit application.

The Building Commission is aware that WALGA has subsequently issued a clarification on 27 September 2012. Further to this clarification, the Building Commission wishes to confirm that the use of ABSA processes is voluntary and an ABSA digital stamp on plans is not a prescribed requirement for approval of a building permit application. The absence of the stamp is not grounds to reject the application. The purpose of the digital stamp is only to provide improved quality assurance when an ABSA process is used.

Thermal energy rating assessments certified by an ABSA assessor prior to 1 October under the previous ABSA system provide the same level of quality assurance as ABSA's new digital stamp.

23 October 2012