

RULING:

Validity period of NABERS Certificates

Issued: July 2016

1 Purpose and Principle

This Ruling replaces Section 2.6.3 *Time allowed for assessment* in the following documents:

- *NABERS Energy and Water for offices - Rules for collecting and using data version 3.0;*
- *NABERS Energy and Water for hotels - Rules for collecting and using data version 3.2;*
- *Energy and Water for shopping centres - Rules for collecting and using data version 2.0;*
- *NABERS Energy for data centres - Rules for collecting and using data version 1.1;*

The principle is to allow buildings to maintain a current NABERS Rating by allowing the new rating's validity to start from when the existing rating expires, instead of when it is certified.

2 Coverage

This ruling is relevant to all NABERS Rules and Validation Protocols.

3 Rating Certificate Validity

3.1 Time Allowed for Assessment

A NABERS rating is based on twelve months of data, called the 'rating period'.

Once certified, the rating is valid for twelve months, called the 'validity period'.

3.1.1 Allowance for lodgement

It takes time for the Assessor to complete a rating, so 120 days is given to lodge the rating after the end of the rating period. Ratings lodged after the 120 days will have a reduced validity period to ensure all ratings are based on current data.

The following scenarios illustrate this principle.

Scenario 1

A NABERS Rating is lodged with the National Administrator within 120 days of the end of the rating period. It will be valid for 365 days **from the date of certification**.

For example:

- The rating period is 1 January 2016 to 31 December 2016.
- The Assessor lodges the rating on 1 February 2017, and the Administrator certifies it on 5 February 2017.
- The rating will be valid for 365 days from the date of certification (5 February 2017).
- It will expire on 5 February 2018.



Figure 1: A rating that is lodged within 120 days of the end of rating period.

Scenario 2

A NABERS Rating is lodged with the National Administrator more than 120 days after the end of the rating period. It will be valid for 365 days **from the end of the rating period**.

For example:

- The rating period is 1 January 2016 to 31 December 2016.
- The Assessor lodges the rating on 1 June 2017, and the Administrator certifies it on 6 June 2017.
- The rating will be valid for 365 days from the end of the rating period (31 December 2016).
- It will expire on 31 December 2017.

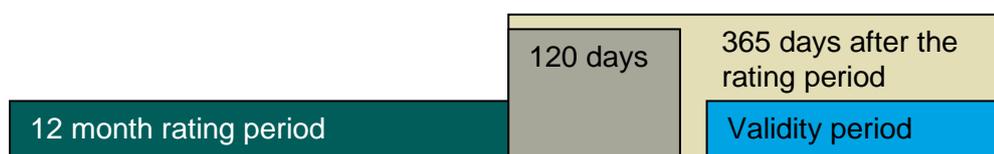


Figure 2: A rating that is lodged after 120 days from the end of rating period.

3.1.2 Allowance for responses

Assessors are given 120 days to lodge Ratings with the National Administrator. The National Administrator then allows a further 10 days for the Assessor to respond to any queries that arise from quality assurance checks before certification.

If the Assessor has not responded adequately to all queries and the Rating has not been certified within 130 days of the end of the rating period, excluding the time taken by the National Administrator, the rating will only be valid for up to 365 days from the end of the rating period.

Scenario 3

For example:

- The rating period is 1 January 2016 to 31 December 2016.
- The Assessor lodges the rating on 29 April 2017, 119 days after the end of the rating period. The National Administrator responds on 3 May 2017 requesting further clarification.
- If the Assessor provides adequate clarification within 10 days the rating will be valid for 365 days from the date of certification. So, if the Assessor responds on the 8th of May, the Rating will be certified and valid until the 8th of May 2018.
- If the Assessor does not respond with clarification until the 30th of May the rating will only be valid until 365 days from the end of the rating period, so it will expire on the 31 December 2017.
- If the Assessor is required to provide clarification multiple times the maximum time allowed for the Assessor to respond is a total of 10 days.

3.1.3 Adjusting the Rating period

After the rating has been lodged, the Assessor may require the Rating Period to be changed. The Rating Period may only be adjusted by a maximum of 62 days from the first lodgement. A new

rating will need to be created if the Assessor would like to adjust the rating period by more than this.

A rating is required to comply with the Rules that are current at the time of lodgement. Assessors are advised to seek advice and request a Ruling (if needed) prior to lodging ratings that may require one.

3.2 Lodging Successive Ratings

For a building which already has a current rating there are two options to complete another rating of the same type: Replace or Renew.

3.2.1 Replace

The Replace option allows the new rating to replace the existing rating immediately upon certification.

There will be loss of the existing rating's remaining validity period. Building owners might choose to do this if the new rating is better than the existing rating.

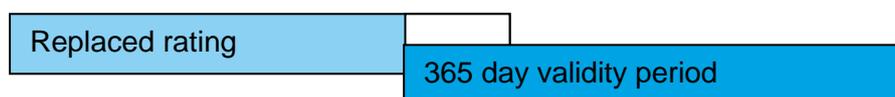


Figure 3: The existing rating is replaced by a new rating, expiring the existing rating upon certification.

The assessor 'replacing' a rating that has a Building Energy Efficiency Certificate (BEEC) associated with it will need to contact the Commercial Buildings Disclosure (CBD) Team to ensure the BEEC is also updated with the new rating.

3.2.2 Renew

When a building is most concerned with maximising validity time, they can choose the 'renew' option.

Under the Renew option, the new certified rating will begin its validity period once the existing rating expires.

The new rating is valid for a maximum of 365 days from the date of activation. If the new rating's validity period begins more than 120 days after the end of the rating period the validity will be reduced, as the validity period cannot exceed 485 days from the end of the rating period. This is to ensure current data is used.

Using this option maximises the validity period of the existing rating and eliminates any gap between an expiring rating and a new rating. However, the validity of the new rating can be reduced if the rating uses a rating period that is much earlier than the validity period.

Scenario 4

The new rating begins its validity period within 120 days after the end of the rating period.

For example:

- The current rating's validity period expired 31 December 2016.
- The rating period is 1 October 2015 to 30 September 2016 for the renewal rating.

- The Assessor lodges the renewal 1 November 2016 and it is certified by the National Administrator 7 November 2016.
- The validity period for the renewal will be 1 January 2017 – 31 December 2017.

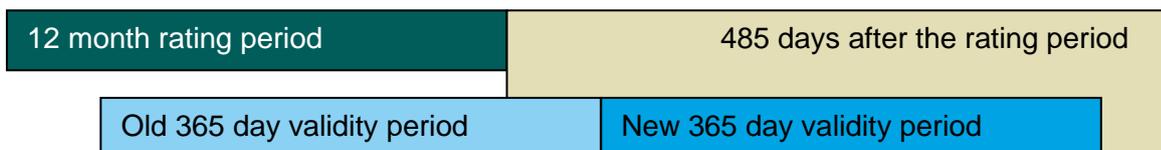


Figure 4: The validity period for the new rating begins once the old rating expires. The new validity period is 365 days.

Scenario 5

The new rating begins its validity period over 120 days after the end of the rating period.

For example:

- The current rating's validity period expired 31 December 2016.
- The rating period is 1 August 2015 to 31 July 2016 for the renewal rating.
- The Assessor lodges the renewal 1 November 2016 and it is certified by the National Administrator 7 November 2016.
- The validity period for the renewal will be 1 January 2017 – 28 November 2017, 485 days after the end of the rating period.

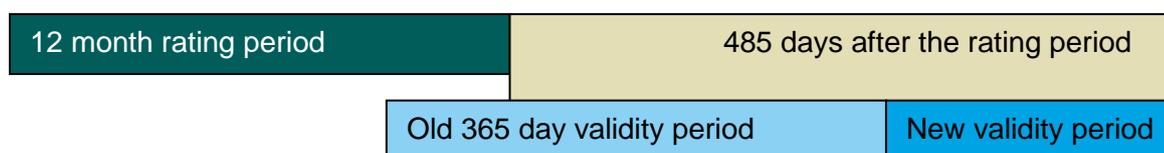


Figure 5: The validity period for the new rating begins once the old rating expires. The new validity period is less than 365 days.

The 485 days is the total of the 120 days allowed for assessment plus the 365 days of validity.

3.2.3 Exceptions

The Replace or Renew option is not available for an office tenancy rating. All tenancy ratings follow Section 3.1 *Time Allowed for Assessment*.

3.3 Lodging a Rating

The assessor will be prompted to select Replace or Renew when creating a rating. This selection can be changed just before the rating is lodged.

3.3.1 Replace

The rating replaces the existing rating immediately upon certification.

3.3.2 Renew

The rating will begin its validity period upon expiry of the current rating.