



Preparing for CBD Tenancy Lighting Assessments and BEEC's

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Introduction

National Australian Built Environmental Rating System (NABERS)

CBD Tenancy Lighting Assessments (CBD TLA)

Building Energy Efficiency Certificate (BEEC)



Who Does What

NSW OEH

Administer
NABERS

Accredit &
Manage
NABERS
Assessors

Accredit & Audit
NABERS Ratings

Commonwealth
DCCEE

Administer CBD
TLA

Accredit &
Manage CBD
Accredited
Assessors

Accredit & Audit
CBD TLA

Issue BEEC's



CBD Accredited Assessor

Must be a NABERS Accredited Assessor

Complete and pass the CBD Tenancy
Lighting Assessment Training and Exam

Complete on-line module

Issued with a CBD Accredited Assessor
number



CBD Accredited Assessor



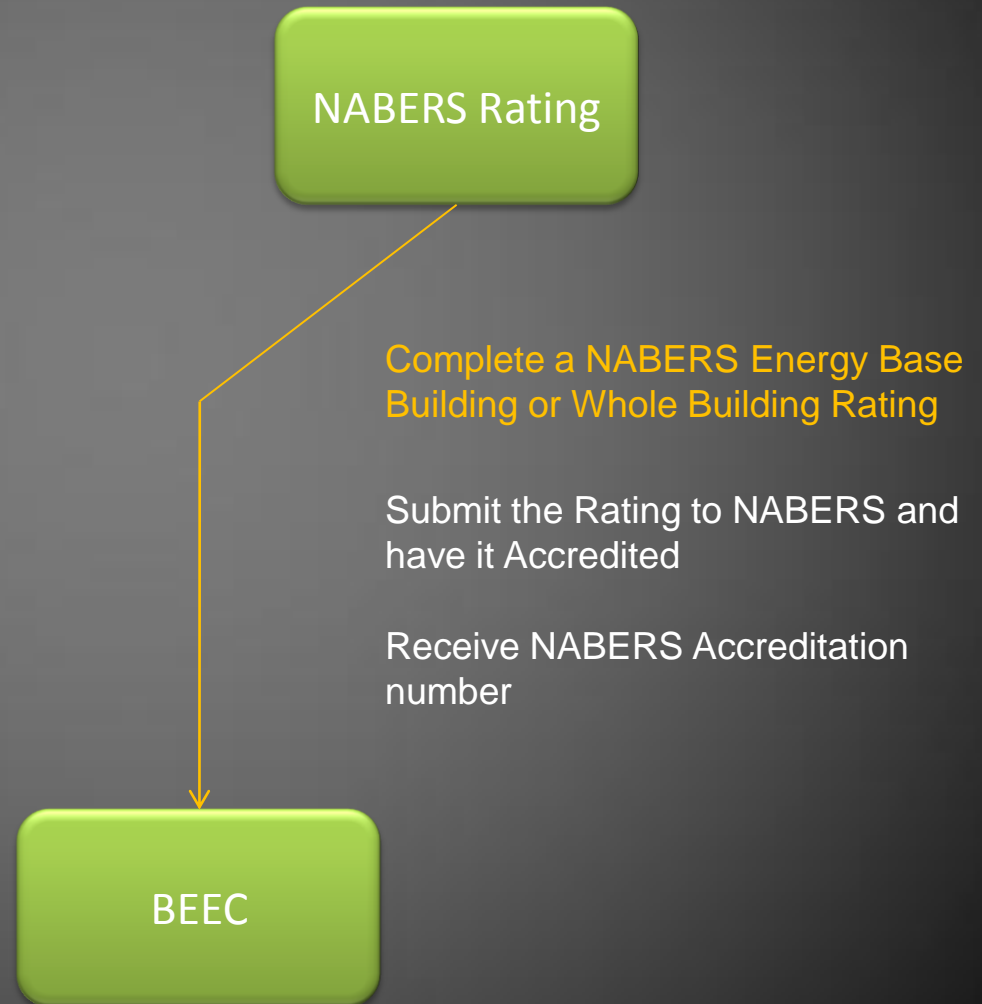
**COMMERCIAL
BUILDING DISCLOSURE**

Building Energy Efficiency Disclosure
Act 2010 – Accredited Assessor

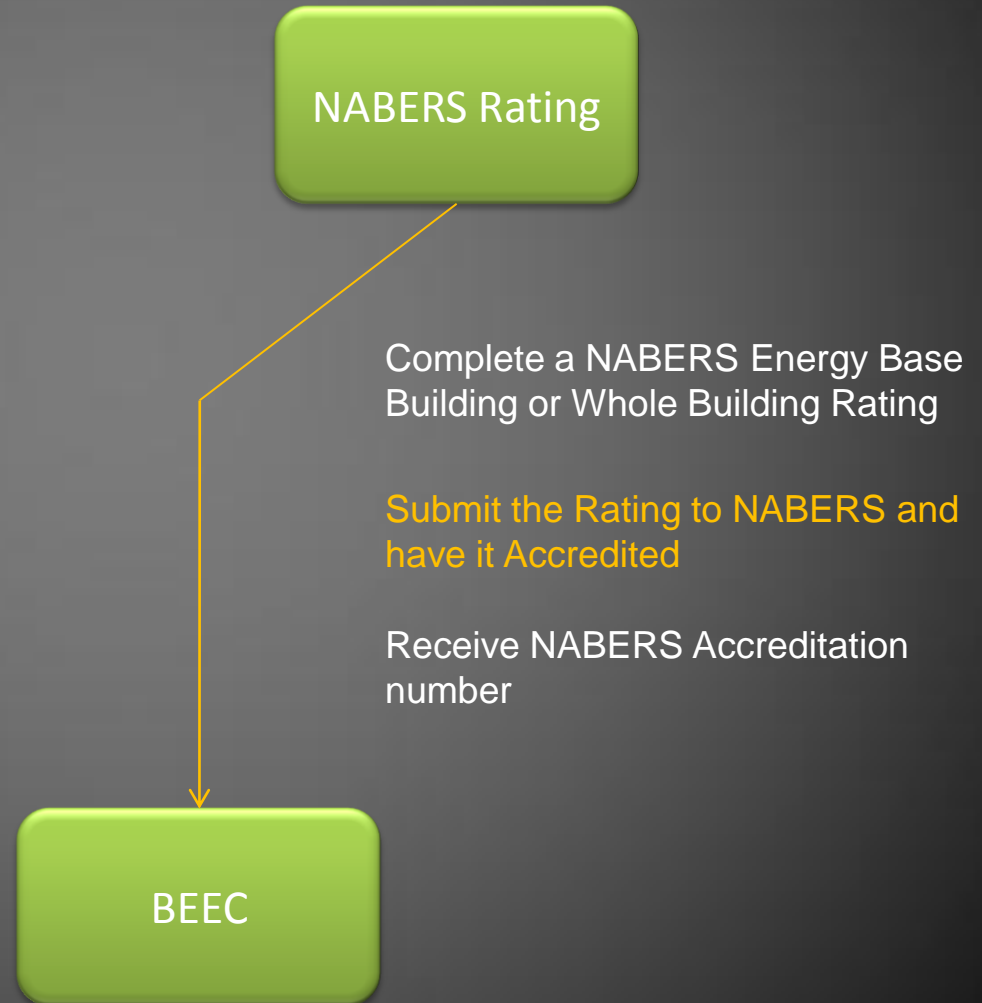
How to get a BEEC

BEEC

How to get a BEEC



How to get a BEEC



How to get a BEEC

NABERS Rating

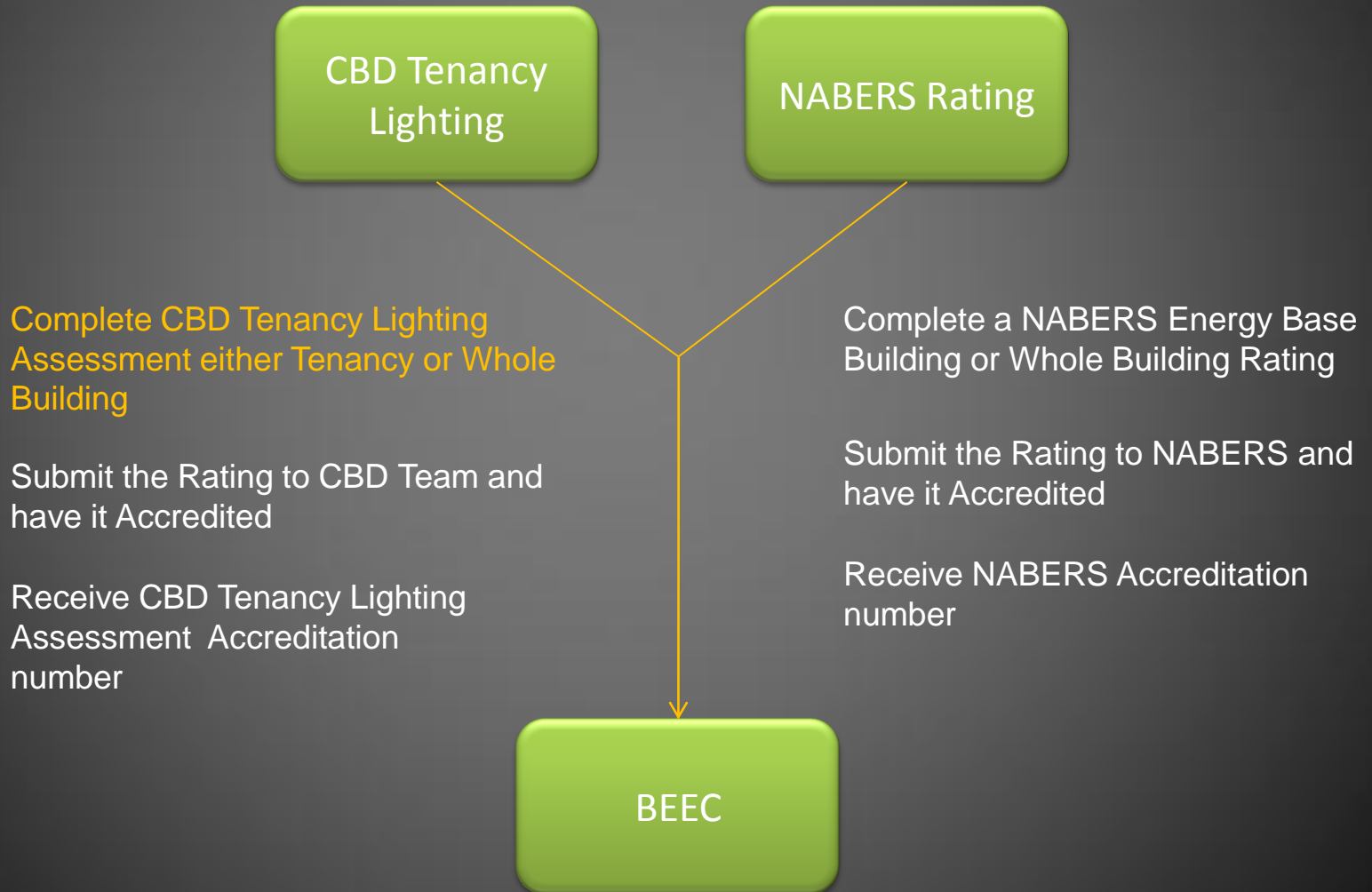
Complete a NABERS Energy Base Building or Whole Building Rating

Submit the Rating to NABERS and have it Accredited

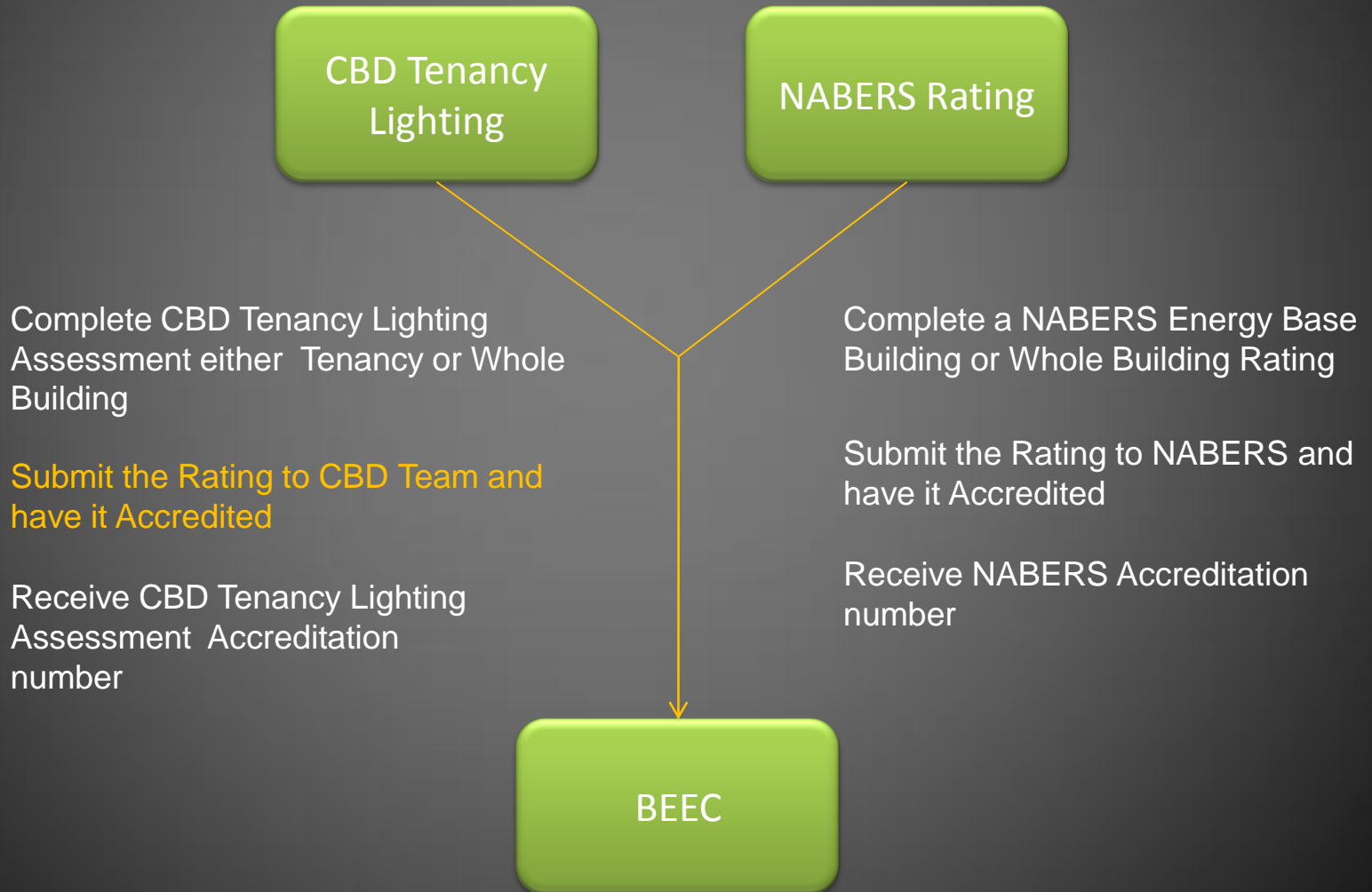
Receive NABERS Accreditation number

BEEC

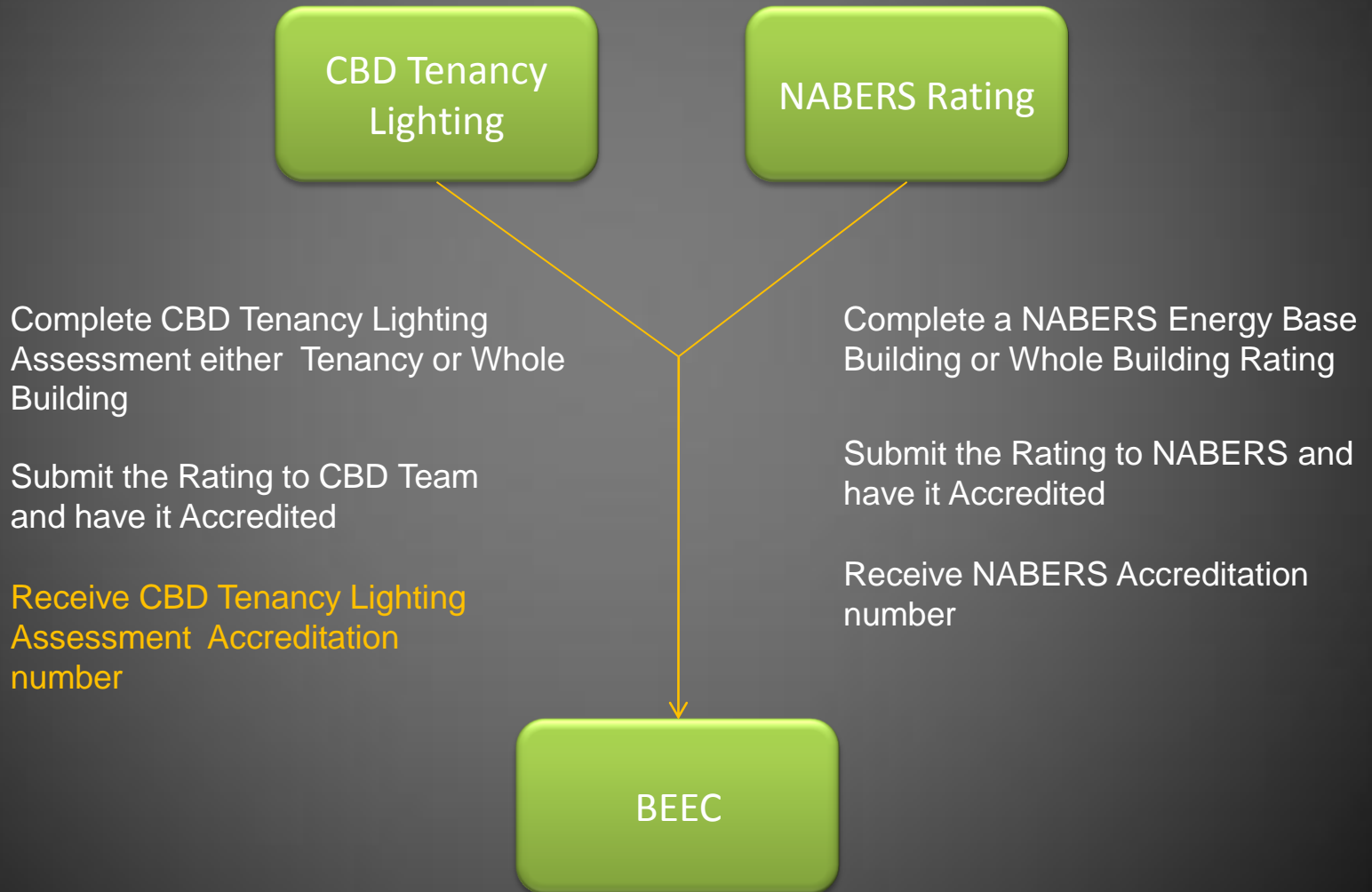
How to get a BEEC



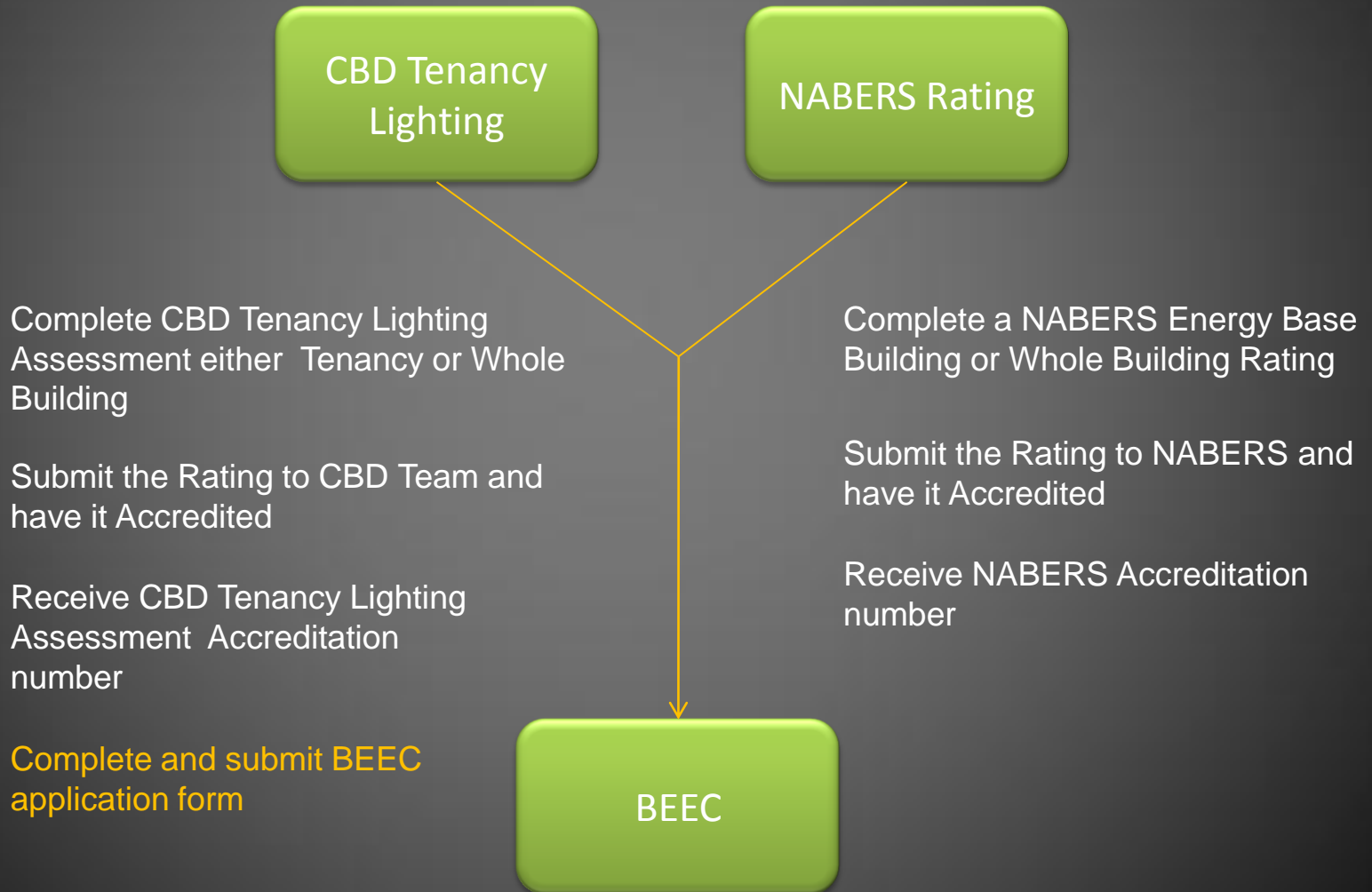
How to get a BEEC



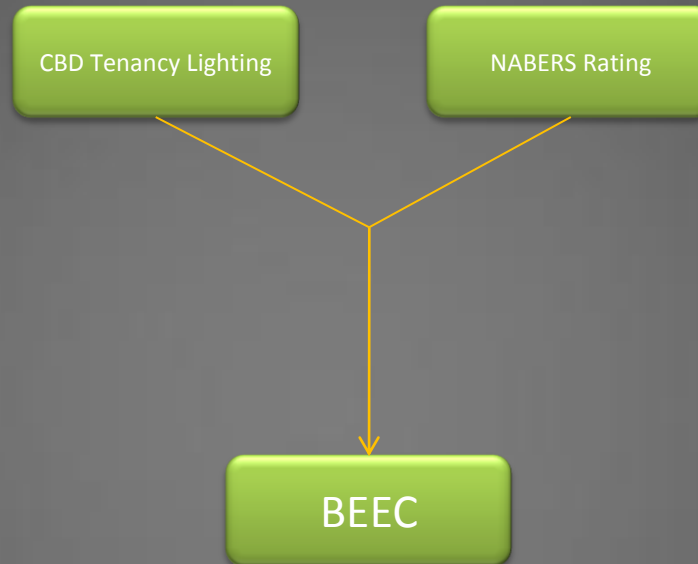
How to get a BEEC



How to get a BEEC

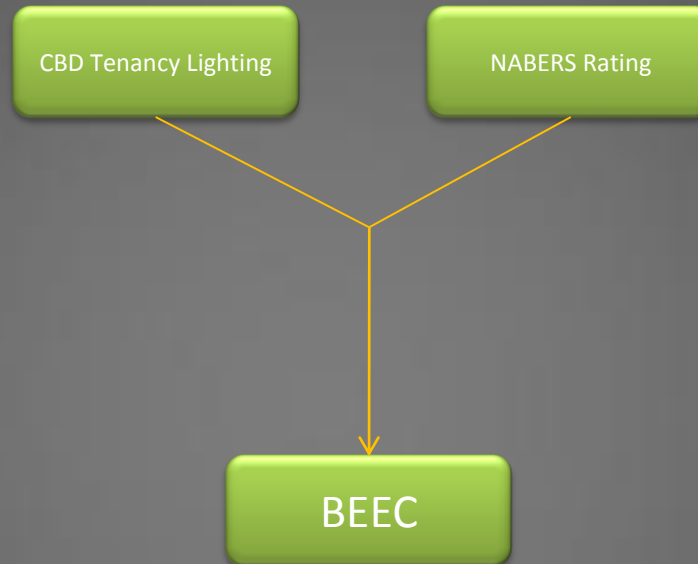


How to get a BEEC



How Long Will This Take?

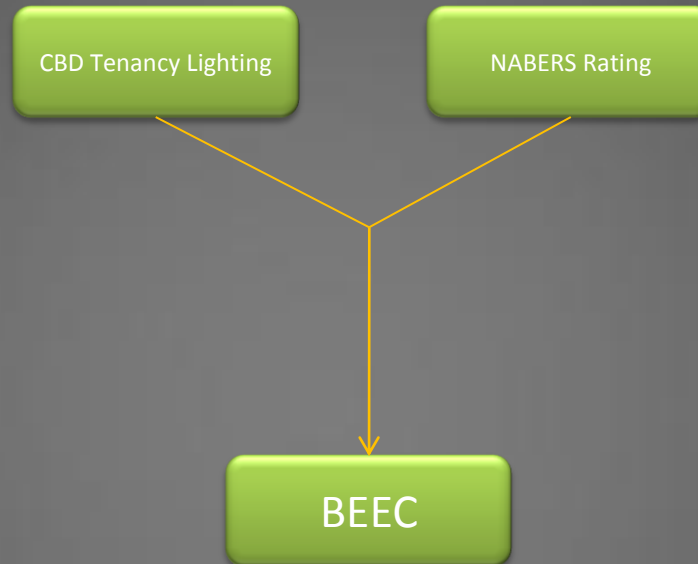
How to get a BEEC



How Long Will This Take?

Best Case 6-8 Weeks

How to get a BEEC



How Long Will This Take?

Best Case 6-8 Weeks

Reality 10-12 Weeks

The Best Approach?

NABERS Rating
current

BEEC
current

Whole CBD
Tenancy Lighting
current

Renewed concurrently
every year.



The Best Approach?

NABERS Rating
current

Whole CBD Tenancy
Lighting
current

BEEC
current

Renewed concurrently every
year.

NABERS Rating
current

Whole CBD
Tenancy Lighting
as required

BEEC
as required

Whole Building or
Tenant BEEC as
required



The Best Approach?

NABERS Rating
current

Whole CBD Tenancy
Lighting
current

NABERS Rating
current

Whole CBD Tenancy
Lighting
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NABERS Rating
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Whole CBD
Tenancy Lighting
as required

BEEC
current

BEEC
as required

BEEC
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Renewed concurrently every
year.

Whole Building or Tenant
BEEC as required

Whole Building or
Tenant BEEC as
required



Required Documents

CBD Tenancy
Lighting

NABERS Rating



Required Documents

CBD Tenancy
Lighting

Net Lettable Area for each tenancy
or floor to the PCA Standard

NABERS Rating

Net Lettable Area for each tenancy
or floor to the PCA Standard



Required Documents

CBD Tenancy
Lighting

Net Lettable Area for each tenancy
or floor to the PCA Standard

Current Tenancy Schedule

NABERS Rating

Net Lettable Area for each tenancy
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Current Tenancy Schedule



Required Documents

CBD Tenancy Lighting

Net Lettable Area for each tenancy or floor to the PCA Standard

Current Tenancy Schedule

Floor plans for each tenancy or floor

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All Current Leases for Agreed hours



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All Current Leases for Agreed hours

12 months continuous energy & Water bills



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All Current Leases for Agreed hours

12 months continuous energy & Water bills

Single line electrical, gas & Water diagram



Required Documents

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Net Lettable Area for each tenancy or floor to the PCA Standard

Current Tenancy Schedule

Floor plans for each tenancy or floor

Vacancy information dates tenants moved in and or out including fit out

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Required Documents

CBD Tenancy Lighting

Net Lettable Area for each tenancy or floor to the PCA Standard

Current Tenancy Schedule

Floor plans for each tenancy or floor

Vacancy information dates tenants moved in and or out including fit out

Reflective Ceiling Plan of the Base Building Lighting System

NABERS Rating

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Data Sheet or specification for each luminaire

NABERS Rating

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Details or plans of the Light switching system in each Tenancy

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Tenant Lighting Plans and details

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The CBD TLA Objectives

The objective of CBD TLA is to produce 3 Outputs.



The CBD TLA Objectives

The 3 Objectives.

1. To establish the Nominal Lighting Power Density (NLPD) for each assessed Functional Space.

- NLPD is Total Nominal Power divided by NLA
- Expressed as Watts per Square Metre

NLPD

Comparison

<7.0 W/sqm

Excellent

7.0 to 10.0 W/sqm

Good

10.1 to 15.0 W/sqm

Median

>15.0 W/sqm

Poor

The NLPD Procedure

1. To establish the Nominal Lighting Power Density (NLPD) for each assessed Functional Space.

Identify the Area to be Assessed

Establish the method (to calculate the area)

- Grid method
- Representative Area
- Proposed System

Identify each Luminaire in the Assessable Area

- Wattage of each lamps
- Number of lamps
- Type of Ballast

Result: Total power / Area = watts per sqm

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The 3 objectives:

1. To establish the Nominal Lighting Power Density (NLPD) for each assessed Functional Space.
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2. Identification of Lighting Control System Capacity for each FS
 - Sophisticated
 - Average
 - Basic

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 - Basic

3. Performance Comments
 - Identify other factors affecting the lighting



Assessment Complexities

Most assessments can be completed from the floor, however, there are a few situations that cause some difficulties for Assessors

Assessment Complexities

Opaque diffusers
covering the lamps

Remove some
diffusers for the
Assessor

T5 Adaptors installed
in T8 Fittings

Assessor needs to
measure Wattage

Sealed Luminaire's

Disassemble the fitting



Summary

Understand your Lighting systems and what is installed in your buildings.

Review any new lighting systems designs to ensure they will rate well.



Summary

Understand your Lighting systems and what you have installed

Ensure you communicate any complexities to your Assessors when requesting a Fee Proposal

This will help save additional fees and delays



Summary

Ensure you communicate any complexities to your Assessors when requesting a Fee Proposal

Understand your Lighting systems and what you have installed

Provide your assessor with all the necessary Documents well in advance



Summary

Ensure you communicate any complexities to your Assessors when requesting a Fee Proposal

Understand your Lighting systems and what you have installed

Provide your assessor with all the necessary documents

Provide timely and suitable written notice to your Tenants about the date of the lighting assessment and what will happen

Top 10 Tips

1. Understand the CBD scheme and know which of your Properties are impacted
2. Know when you must disclose (tenant movement, selling)
3. Decide on your Approach communicate through your organisation
4. Get your data and documentation organised – keep a electronic and hard copy file
5. Make sure you capture the information throughout the year
6. Plan the timing of your assessments to reduce costs
7. Make sure you use a CBD Accredited Assessor for all assessments
8. Get a CBD TLA completed to ensure it can be done
9. Make a commitment to your Assessor so they can fully engage with your Properties
10. Allow plenty of time as there are usually delays