

Changes to the TLA Rules in version 3

This Guidance note is intended to provide a summary of key changes to Commercial Building Disclosure (CBD) Assessors in the upcoming Tenancy Lighting Assessment (TLA) Rules (version 3).

The version 3 TLA Rules will be released to CBD Assessors and CBD Program stakeholders prior to the 1 September 2016 deadline when the new Rules come into effect.

Section in version 3 TLA Rules	Summary of update in version 3 TLA Rules
1.1.1 Nominal Lighting Power Density	Added in tables showing colour codes used in TLA Tables on Building Energy Efficiency Certificate (BEEC).
2.2 Definitions	Added a number of new defined terms, referred to in the main document in capitalised form i.e. 'Assessment Date' or 'Non-Assessable'.
2.4 Non-Assessable Spaces	Collated all information about Non-Assessable spaces into this new section, including documentation requirements. Previously this information was split across several sections.
2.6 Assessment date and validity period	Split this into two sections and referenced the new five year TLA validity period.
3.2 Summary of data and documentation needed	Referenced revised information checklist provided in Appendices.
3.3 Site inspection	Revised the list of required site visit tasks.
3.3.2 Process for dealing with denial of access or information	Consolidated all information about this into this section, including information that was previously provided in Appendices. Updated flow chart and some of the wording discussing Section 18 of Building Energy Efficiency Disclosure (BEED) Act.
3.3.3 Safety and security considerations	Updated the text and referenced Section 5.2 'Safe work methods'.
4.1 Background	Added additional information noting the difference between National Australian Built Environment Rating System (NABERS) rated area and TLA assessment area.
4.3.1 Identifying Functional Spaces	Added some additional notes around treatment of server rooms and other areas that are normally split out in NABERS ratings.
4.4 Documentation requirements	Revised formatting for this documentation requirements section to make requirements more clear.
5.2 Safe work methods	Added additional information specifically describing dangerous behaviours that Assessors should avoid. Referenced the default lamp values provided in later sections, encouraging Assessors to use these where it is unsafe to accurately identify a luminaire/lamp.
5.3 Luminaire schedule	Added example luminaire names in grey information box. Updated lamp and ballast combination table with new lamp types.



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5.4.2 Nominal lamp power	Included notes on T5 lamps in grey information box. Have revised the process for identifying lamp power providing a precedence ordered list of options, also reflected in the updated documentation requirements.
5.4.4 Default lamp values	Included updated definitions here to facilitate Assessors using default lamp types where they cannot accurately/safely identify a lamp. This has replaced 5.4.7 'Assessment of luminaires that cannot be safely accessed' from the v2 TLA Rules.
5.4.5 Treatment of delamped luminaires	Revised documentation requirements and formatting as per other sections.
5.4.6 Treatment of voltage reduction devices and controllable dimmers	Added an information box providing an example.
5.4.7 Treatment of T5 adapters	Added an information box providing an example.
5.4.10 Measurement of non-standard lamp wattage	Moved this section out of the Appendices and into the main body of the Rules. Revised some of the requirements, however the greater range of 'default lamp values' available should limit the use of this methodology in the v3 TLA Rules.
5.5.4 LED control gear	Added this section to reference LED control gear, specifically noting that total luminaire power must <u>include</u> the control gear or driver.
5.6 Documentation requirements	Revised formatting as per other documentation requirements sections. Updated the evidence requirements for lamp type and lamp power as per section 5.4.2. Included requirements for delamping as per section 5.4.5. Added notes in grey information box advising that Assessors are not required to collect evidence of the same luminaire in each Functional Space, only once for the TLA.
6.2 Identifying the general lighting system	Amended definition of task lighting and added information about mezzanine and high ceiling areas.
6.3.1 Confirm the space if Assessable	Added this section, referred back to Section 2.4.



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6.3.2 NLPD assessment method selection	Changes made to Nominal Lighting Power Density (NLPD) assessment process, Assessors must first try and apply Grid method and can then choose which Aggregate Method is applicable (and where relevant documentation requirements can be met). Renamed this section and provided new flow chart describing revised NLPD assessment method selection process. Revised definitions used in this section, now using 'open office space' as the defining characteristic.
6.3.3 Grid Method	Referenced revised NLPD method selection process. Added additional information about using average grid spacing. Revised formatting.
6.3.4 Aggregate Method 1	Referenced revised NLPD method selection process. Revised formatting.
6.3.5 Aggregate Method 2	Referenced revised NLPD method selection process. Revised formatting. Added information stating that the qualifying areas need not be contiguous.
6.3.6 Aggregate Method 3	Referenced revised NLPD method selection process. Revised formatting.
6.4 Documentation requirements	Revised formatting as per other documentation requirements sections. Added reference to Non-Assessable spaces and section 2.4. Added additional requirement to provide evidence of ceiling tile size. Added grey information box providing guidance on provision of documentation showing Aggregate Method area calculations (must provide length and width of rectangular areas).
7.2.1 Overall methodology	Added note that lighting controls assessment does not relate to the sample space used to assess NLPD. New flow chart detailing lighting controls assessment process.
7.2.2 Step 1: Identifying the control type	Revised formatting and dot point layout. Added note on mechanical push button timer switches. Added note that there are no documentation requirements for manual controls.
7.2.3 Step 2a: Identify control zone size	Added reference to integrated occupancy sensor controls in luminaires (and relevant documentation requirements). Explicitly stated that 'averaged' control zone sizes (counting total # of sensors dividing by FS area) are not permissible.
7.2.5 Control capacity	Added this section to detail how the control capacity is determined automatically in the online portal.



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7.3 Documentation requirements	Revised formatting as per other documentation requirements sections. Added requirements for integrated occupancy sensors. Explicitly stated that 'averaged' control zone sizes (counting total # of sensors dividing by FS area) are not permissible.
9.4 Documentation requirements	Revised formatting as per other documentation requirements sections.
Appendix A: Information checklist for certified Tenancy Lighting Assessments	Revised this section into landscape format and expanded the detail to match the revised documentation requirements from each section of the Rules.
Appendix C: Details of luminaire power calculations	Added details from updated lamp and luminaire calculations.
Appendix D: NLPD calculation examples	New examples provided.
Appendix E: Lighting control assessment example	New examples provided.
Index	Added an index and referenced key terms in the version 3 TLA Rules.

