



New Home Builders Energy Checklist

REMEMBER: Small is beautiful!

Use good design to keep floor space down and the mortgage in check.

DO

- Slab on ground construction with slab edge insulation where practical
- Majority of glass north facing, minimise other glazing
- Orient living areas towards the north, bedrooms and utilities to the south
- Plan the garden at the same time as house, (e.g. don't plant tall non-deciduous trees to the north, east or west), use vegetation to provide shelter and shading
- Build sensible eaves, at least 500mm
- Include adequate thermal mass, slab as minimum. Internal mass walls very beneficial especially when facing northern glazing
- Best glazing within budget: if using can only afford partial double-glazing, prioritise primary living areas
- Use good internal window treatments need to create a still air layer between window treatment and window (e.g. well fitted blackout blinds, blackout curtains down to the floor with pelmets)
- Incorporate cross-ventilation into your design; if difficult, consider some form of vertical ventilation
- When choosing an energy source, recognise that gas has much lower greenhouse emissions than electricity, consider adding a solar hot water system and a solar space heater
- If you opt for ducted gas heating, pay a little more to get a 4 or 5 star furnace that allows for variable fan speed and heat output
- If you are building a two storey home, incorporate a closed stairwell to separate the two floors, consider suspended slab for first floor

DON'T

- Use too much reflective paving in front of northern windows, (if you do shade such paving adequately)
- Overglaze your home
- Put holes in your ceiling insulation (e.g. 12V Halogen down lights, downlights of any kind, large uninsulated skylights)
- Install an electric storage Hot water service: consider solar, instantaneous gas, heat pump, or high efficiency gas storage

