

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

MA&UD Department – Adoption of Energy Conservation Building Code (ECBC) – Amendment to Andhra Pradesh Building Rules, 2012 – Notification – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 30

**Dated: 28.01.2014
Read the following:**

1. G.O.Ms.No.168 MA&UD Dept., Dated: 07.04.2012
2. G.O.Ms.No.38, Energy (Res-A2) Department, dated: 26.09.2012
3. Minutes of the Meeting held in the Chambers of Chief Secretary to Government on 18.09.2012
4. G.O.Rt.No.1328 MA&UD Dept., Dated: 04.10.2012
5. Technical Committee report on adoption of ECBC

* * *

ORDER:

Government in G.O. 1st read above have issued Andhra Pradesh Building Rules, 2012 applicable to all Urban Development Authority areas and Urban Local Bodies together with Gram Panchayat areas which are covered in Master Plans/ General Town Planning Schemes/ Outline Development Plans.

2. Due to non - availability of adequate fuel supply, the ever increasing demand for power; and the resultant mismatch between demand and supply; there is need to promote energy efficiency & energy conservation measures in the country. Energy Conservation measures also make overall economic sense. In this connection, the Government of Andhra Pradesh in the G.O.2nd read above constituted the State Energy Conservation Mission (SECM) to enhance awareness on energy conservation measures among various stakeholders, to develop a comprehensive communication strategy, and also to promote energy conservation & energy efficiency activities in various sectors in the state.

3. Building Sector, especially large commercial and residential segment, offers a unique opportunity for energy conservation. Towards this goal, there is a need to take various measures for energy conservation in the State.

4. Based on the recommendations of the meeting 3rd read above, the Government vide G.O.Rt.4th read above constituted a Technical Committee to suggest the energy conservation measures & to identify the changes so required in the Acts and building bye-laws.

5. The Technical Committee after series of consultations has prepared draft Energy Conservation Building (ECB) code. The draft Energy Conservation Building Code was again discussed with various Stakeholders. After considering various suggestions, the Technical Committee in the reference 5th read above have submitted its report along with draft Energy Conservation Building code.

P.T.O

6. The Government after careful examination of the report, have decided to amend the Andhra Pradesh Building Rules, 2012 issued in the G.O. 1st read above. Further in order to ensure smooth implementation of various provisions, it was also decided to empanel Architects/ Architectural Firms with MAUD and NREDCAP and to train concerned Municipal Officials and Engineers on implementation of Energy Conservation Building Code in coordination with Administrative Staff College of India, Hyderabad, Bureau of Energy Efficiency (BEE) and International Institute of Information Technology, Hyderabad, before the Energy Conservation Building Code comes into force.

7. A copy of this Order is available on the Internet and can be accessed at the address <http://goir.ap.gov.in/>.

8. Accordingly the following notification will be published in an Extraordinary issue of Andhra Pradesh Gazette Dated:30.01.2014 and these orders will come into force from 01.08.2014.

NOTIFICATION

In exercise of the powers conferred by section 585 read with 592 of the Greater Hyderabad Municipal Corporation Act, 1955; Proviso under sub - section (2) read with sub - section (1) of section 14 and sections 32, 46 and 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, section 56 (1) of the Hyderabad Metropolitan Development Authority Act, 2008; section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 of the Andhra Pradesh Municipalities Act, 1965 and section 44 (1) of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following amendment to the Andhra Pradesh building Rules, 2012 issued in G.O.Ms.No.168 MA&UD Dept., Dated: 07.04.2012 applicable to all Urban Development Authority areas and Urban Local Bodies together with Gram Panchayat areas which are covered in Master Plans / General Town Planning Schemes / Outline Development Plans.

AMENDMENT

(I) In the said rules, after clause (a) of rule 2 the following shall be inserted namely-

“(aa) **‘Energy Conservation Building Code’ or ECBC** is the energy code adopted by the Bureau of Energy Efficiency in 2007 and revised in 2008, that provides the minimum requirements for energy-efficient building design and construction.

The Energy Conservation Building Code (2008) when locally adapted to Andhra Pradesh’s climate is termed as the “Andhra Pradesh Energy Conservation Building Code (APECBC).” All definitions included in the Energy Conservation Building Code (2008) and not otherwise defined herein are applicable to the Andhra Pradesh Energy Conservation Building Code.”

(II) After Clause (b) of rule 15 the following shall be added namely:

“(C) Compliance with Andhra Pradesh Energy Conservation Building Code

- (i). The code shall be applicable to commercial buildings and other Non Residential Buildings that have a plot area of more than 1000 Square Meters or built up area of 2000 Square Meters and certain categories of buildings such as Multiplexes, Hospitals, Hotels, and Convention Centers irrespective of their built up area shall comply with the APECB Code as given in Annexure XIII.
- (ii). The code is mandatory for all new buildings, as stated above, to comply with AP* (AP ONE STAR) with prescriptive/whole building performance method of compliance for the buildings. The prescriptive method format is given in Appendix G of APECBC, as given Annexure XIII. The whole building performance method is given in Appendix B of APECBC, as given Annexure XIII.
- (iii). At the time of plan approval, the Owner and Builder/developer shall submit the AP* (AP ONE STAR) compliance, sealed and signed by AP Empanelled Architect with MAUD and NREDCAP or Bureau of Energy Efficiency Empanelled Architect against the mandatory requirement of compliance of APECBC to respective Urban Local Body. The details of compliance documentation, administration and energy analysis is given in the APECBC in chapter 3 as given Annexure XIII.
- (iv). At the time of issuance of occupancy certificate, the builder/owner/developer shall submit the professional statement by AP Empanelled Architect with MAUD and NREDCAP / BEE Empanelled Architect verifying that the building has been built in accordance with the approved design and plan approval. Once the professional statement is submitted along with any other necessary approvals under rules 25 and 26 of the AP Building Rules, 2012, the occupancy certificate will be issued.
- (v). In accordance with rules 25 and 26 of the AP Building rules 2012, the Urban Local Body may conduct random unscheduled progress inspections throughout the construction phase of a building for any new building, addition or alteration project, to ensure that the building complies with the APECBC. "

(III) After Clause (ii) of rule 22, the following shall be added namely-

- "(iii). For the Buildings adopting APECB Code, building approvals may be given on priority".

(IV) After Annexure - XII the Andhra Pradesh Energy Conservation Building Code Annexure XIII shall be added.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. S.K. JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationery & Stores Purchase Department, Hyderabad (for Publication of the Notification in the Gazettee and furnish 300 copies).

Contd..4..

The Commissioner,
Greater Hyderabad Municipal Corporation,
Hyderabad,
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority,
Hyderabad,
The Commissioner & Director of Municipal Administration,
A.P, Hyderabad,
The Director of Town & Country Planning, A.P. Hyderabad,
All Vice Chairmen of Urban Development Authorities in the State.
All Municipal Commissioners in the State through Commissioner &
Director of Municipal Administration, Hyderabad A.P.,
The Director General of State Disaster Response and Fire Services,
Hyderabad
The Chairman & Managing Director,
Andhra Pradesh Transmission Corporation Limited,
Hyderabad
The Commissioner & Inspector General of Registration & Stamps,
A.P Hyderabad.
The Managing Director,
Hyderabad Metro Water Supply & Sewerage, Hyderabad.
The Engineer in Chief (Public Health) Hyderabad.
The Engineer in Chief (R&B) Hyderabad
The Managing Director, AP Housing Board, Hyderabad.
The Chairman & Managing Director,
Andhra Pradesh Central Power Distribution Corporation Limited,
Hyderabad
The Airport Authority of India,
Begumpet, Hyderabad
The Managing Director,
South Central Railway,
Secunderabad.
The Member Secretary,
Andhra Pradesh Pollution Control Board,
Payavaran Bhawan, A-III, Industrial Estate,
Sanath Nagar, Hyderabad - A.P.
The Director General,
Bureau of Energy Efficiency,
4th floor, Seva Bhavan, New Delhi - 110066
The Vice Chairman & Managing Director,
New & Renewable Energy Development Corporation of Andhra
Pradesh Limited, Pisagh Complex, Nampally, Hyderabad
The Chief Executive Officer,
State Energy Conservation Mission,
Vidyut Soudha, Hyderabad
The Vice Chairman & Managing Director,
Andhra Pradesh Industrial Infrastructure Corporation,
Hyderabad
The Person-In-Charge,
National Institute of Urban Management,
Hyderabad
The Professor and Dean of Research and Management Studies,
ASCI, Bella Vista, Khairtabad, Hyderabad
The International Institute of Information Technology
Gachibowli, Hyderabad 500 032

Copy to:

The PS to Secretary to Hon'ble Chief Minister
The PS to Hon'ble Minister for MA&UD
The PS to Chief Secretary to Government.
The PS to Principal Secretary to Government, MA & UD Dept.
All Departments in Secretariat.
Sf/Sc.