INFORMATION FOR BUILDING OWNERS

As-Built Structural Reports for your Solar Asset: Explaining the new requirements for your commercial solar installer

If a rooftop solar system of more than 100 kW is being installed on your building, there is a new step before the system is finished: an **as-built structural report**. This sheet explains what it is, why it is needed, and how it may affect the time and cost of your project.

What has changed

From **1 October 2026**, the Clean Energy Regulator (CER) requires every rooftop solar system of **more than 100 kW and up to 1 MW** (a "mid-scale" system) to have an **as-built structural engineering report** before small-scale technology certificates (STCs) can be created for it. STCs are the certificates that usually lower the upfront price of a solar system, so this report now sits between the installation and that saving.

Your commercial solar installer arranges the report with Gamcorp, the engineering firm that designs the mounting system for your roof. You do not need to arrange it yourself.

What an as-built structural report is

Before installation, Gamcorp issues a **design certificate** for your roof. It sets out how the panels must be fixed: the rails, how they attach to the roof, and the closer spacing needed near roof edges and corners, where the wind loads are highest. The as-built structural report checks that the system **was installed as designed**. A Gamcorp engineer reviews evidence from the site and signs the report.

> **IN SHORT**
> The design certificate says how your system should be built. The as-built structural report confirms that it was built that way.

How the evidence is collected

Your commercial solar installer collects the evidence on site and sends it to Gamcorp in two submissions:

STAGE 1

Rails installed, before the panels go on

Photos of the rails and their fixings to the roof, the spacing where it changes near edges and corners, the longest rail overhang, and torque checks on a sample of the roof connections.

STAGE 2

Panels installed

Photos of the finished array and torque checks on a sample of the clamps that hold the panels. Each submission is signed off by the installer with a declaration.

The torque checks use a calibrated digital torque wrench on **5% of the connections**, set to the mounting system manufacturer's specification. The photos and checks are spread across the whole roof.

What it means for your project

Time on site. Collecting the evidence adds time for the installer at both stages: photos across the roof, the torque checks and the paperwork. The rail photos **must be taken before the panels go on**, so the work has to be planned around them. A larger system takes longer.

Time to finish. After the stage 2 submission, the evidence is reviewed by a Gamcorp engineer before the report is issued. If anything is missing or not as designed, it has to be sent again or fixed on site, which adds time. Your installer can tell you the expected turnaround.

Cost. There are two new costs: the installer's extra time on site, and Gamcorp's fee for reviewing the evidence and issuing a report signed by a registered structural engineer. The fee depends on the size of the system and on how the installer provides the evidence: there is more than one way to do it, and some take more time on site than others. Your commercial solar installer will include it in their quote or tell you about it separately.

Why it is worth it. Besides meeting the CER rule, the report is an independent engineer's record that your system was fixed to the roof as designed, which is useful for your insurer, your building records and any future sale of the property.

What you can do

- **Ask early.** When you get your quote, ask your commercial solar installer whether the as-built structural report is included.
- **Allow for the extra steps.** Give the installer access to the roof before the panels go on, and allow a little more time in the program.
- **Keep the report.** Keep the as-built structural report with your building records. The CER can ask to see it.

> **QUESTIONS?**
> Your commercial solar installer is your first contact for your project. For questions about the report itself, contact Gamcorp on 03 9543 2211 or info@gamcorp.com.au.