

SECTION-J REPORT

Proposed Boarding House Development

**Project: 1 Edna St Kingswood
NSW 2747 (Lot-87 DP 241989)**

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C/- Designcorp Australia Pty Ltd

16 Dunlop Street, North Parramatta NSW 2151

LGA : Penrith City Council

DESIGN STATEMENT

Pursuant to NCC BCA A2.2; this report relies on supplied documentation for assessment in regards to adopting measures contributing to deemed-to-satisfy of designed and built deliverables. It is our opinion that the project can be constructed to satisfy the requirements of the NCC.

This report prepared from supplied materials for DA and CC purposes according to <http://tinyurl.com/p4s7df6>.

Lighting and a/c designs have not been sighted for review.



Ved Baheti B. Arch, M. Arch(UNSW) JP
Managing director

ABSA Assessor # 20901 | BDAV Assessor # 131521 | ACTPLA Assessor # 2011248

Document Control:

Rev	Date	Description
A	02/08/2018	Sec-J report prepared as per architectural drawings

Reference Document:

Issue	Date	Description
e	08/06/2018	Architectural Drawing by: Designcorp Australia Pty Ltd 16 Dunlop Street, North Parramatta NSW 2151 Project Ref # 2018-140 Date: May 18 Drawing status: CC

Energy Efficiency

In response to concerns over global warming, the Australian Government announced in July 2000 that agreement had been reached with industry and State and Territory Governments to adopt a two-pronged approach to reducing greenhouse gas emissions from buildings. The first approach was the introduction of mandatory minimum energy performance requirements through the Building Code of Australia (BCA), and the second approach was the encouragement of best practice voluntary initiatives by industry. Industry was supportive of this two-pronged approach, taking the view that building-related matters should be consolidated in the BCA wherever possible.

Given the importance of the energy performance of buildings to overall national greenhouse gas emissions performance, the Australian Building Codes Board (ABCB) and the Australian Greenhouse Office signed a Memorandum of Understanding to jointly develop the BCA Energy Efficiency Provisions.

The Energy Efficiency Project was endorsed under the National Framework for Energy Efficiency (NFEE), an agreement between all Australian Governments established to improve energy efficiency. The objective of NFEE is to unlock the significant economic potential associated with increased implementation of energy efficiency technologies and processes to deliver a least cost approach to energy efficiency in Australia.

To enable the effective involvement of stakeholders in the development of the BCA Energy Efficiency Provisions, several committees and working groups comprising representatives from a range of government, industry and community organisations were developed.

At specific stages of the project, the ABCB sought the views of the wider community. This process was undertaken when the ABCB released the Directions Report on the Energy Efficiency Project (2001), and on the release of Regulation Documents (RDs) and Regulatory Impact Statements (RISs). Any proposed annual changes to the BCA are also made public prior to finalisation.

Energy efficiency requirements are now incorporated in the Building Code of Australia. In Volume 1, it is Section J, hence the "Section J Report".

This report undertaken under JV1. Deemed to satisfy.

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DESIGN CERTIFICATE TO THIS REPORT



SECTION J DESIGN CERTIFICATE

We certify that the design calculations contained in this report complies with NCC BCA A2.2(b).

Project: Proposed boarding house
1 Edna St Kingswood
NSW 2747 (Lot-87 DP 241989)

A handwritten signature in black ink, appearing to read 'Ved Baheti', with a horizontal line underneath.

Ved Baheti B. Arch, M. Arch(UNSW) JP
Managing director

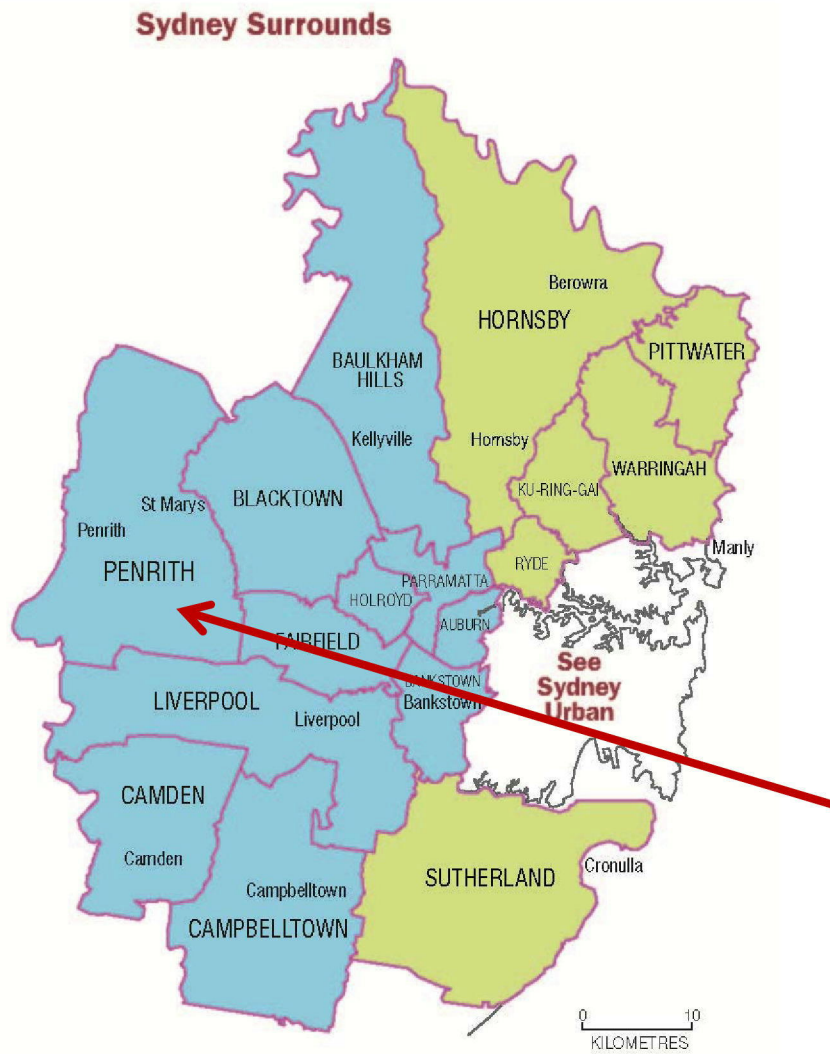
ABSA Assessor # 20901 | BDAV Assessor # 131521 | ACTPLA Assessor # 2011248

Section J review

Application

Boarding rooms Section J affected

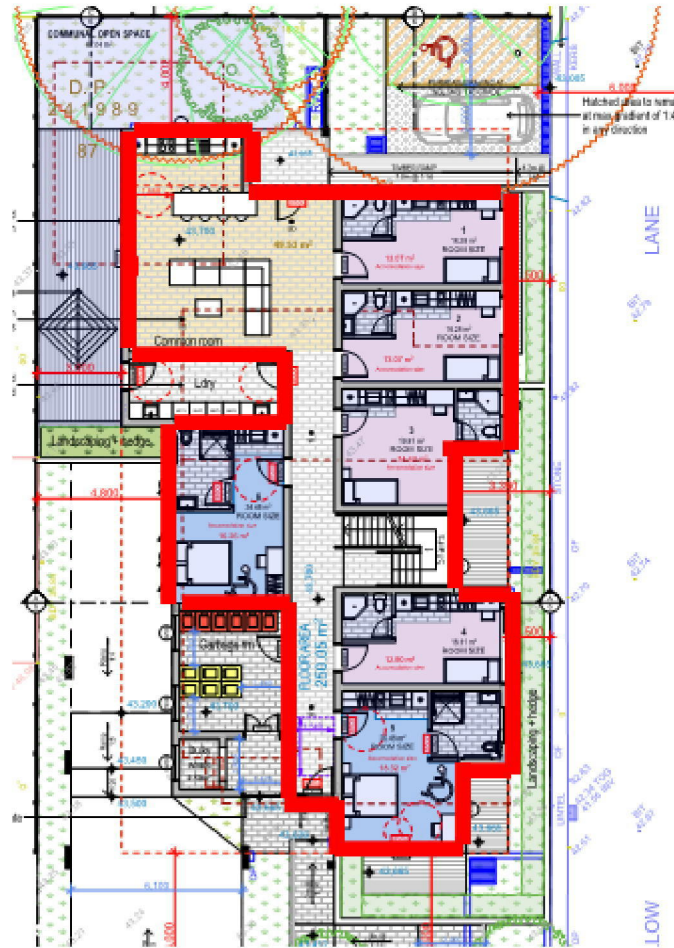
Climate Zone check



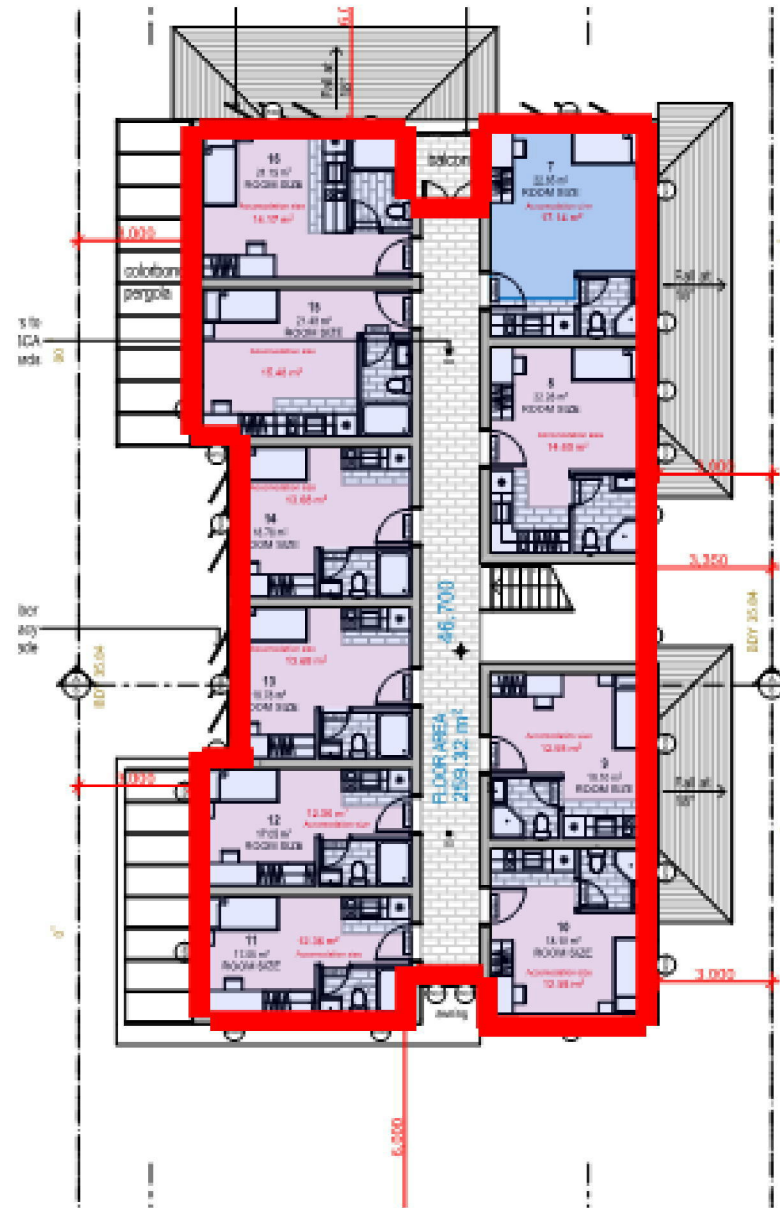
		Remarks
Climate zone:	6	As noted on http://www.abcb.gov.au

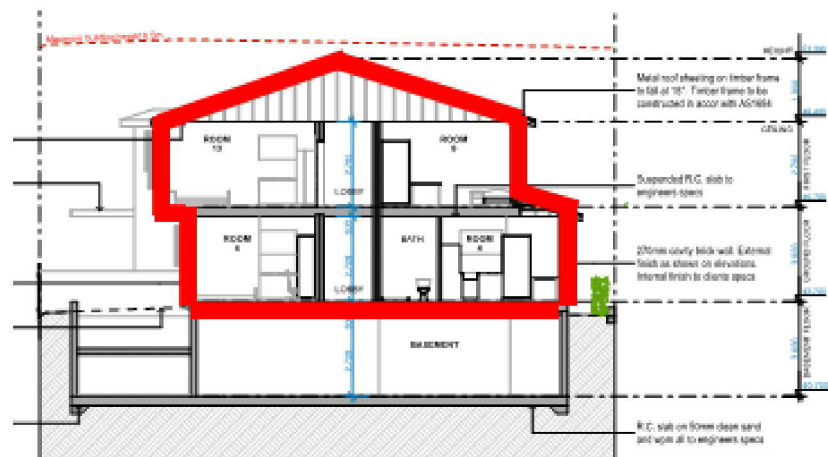
Conditioned spaces (likely to be heated or cooled)

Space	Conditioned	Non-conditioned
Boarding rooms	X	-
Communal room	X	-
Undercover parking	-	X
Lobby	-	X



Ground Floor Plan





SECTION B
1:200

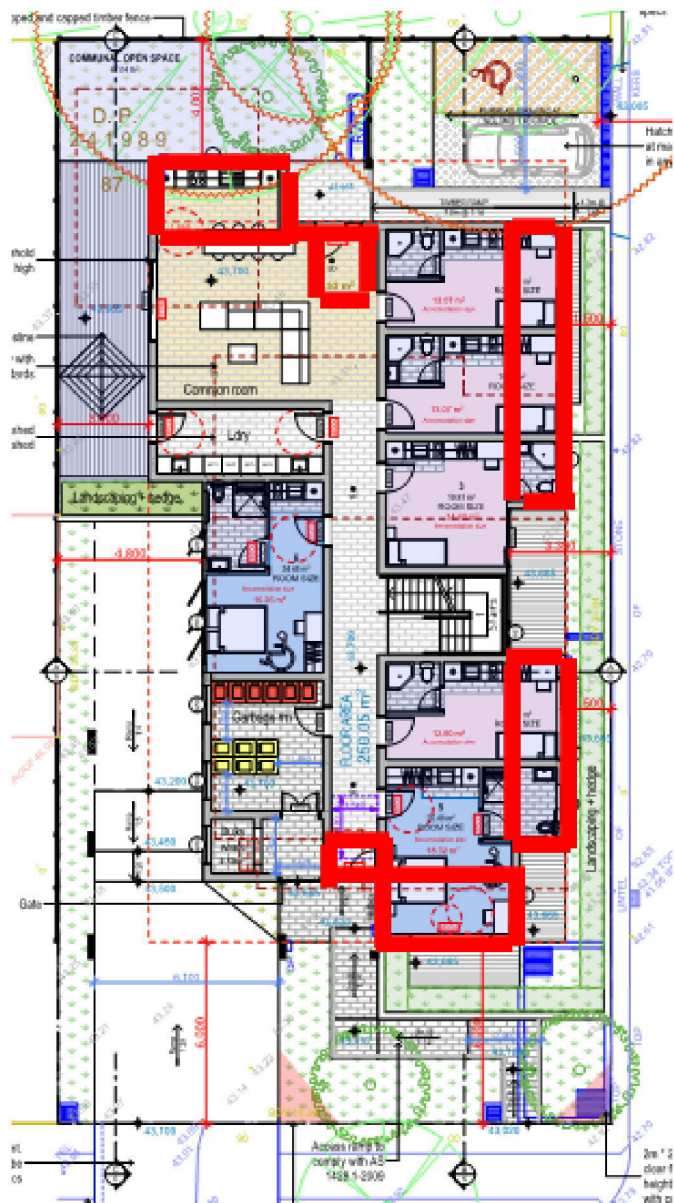
1. BUILDING FABRIC

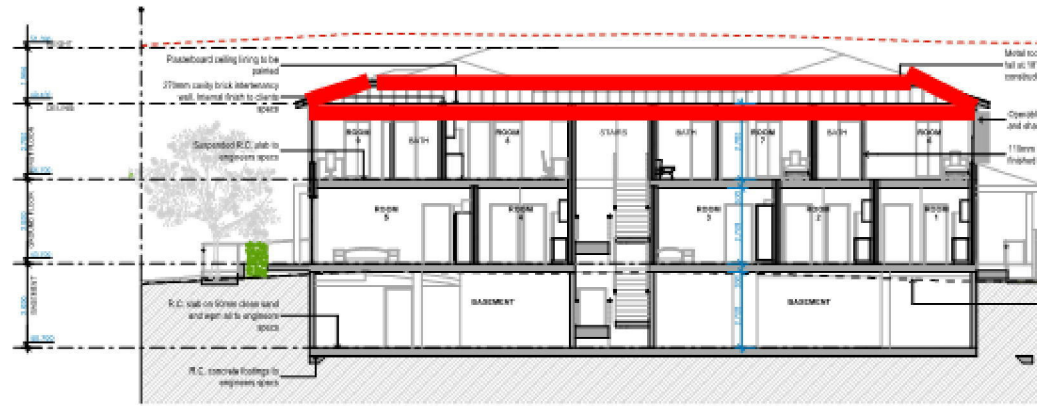
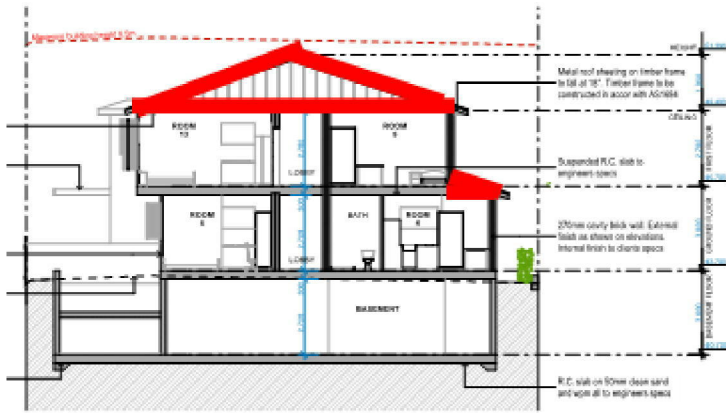
		Action by applicant	Certifier action
1.1	In order to apply the DTS method, only the following elements assessed and considered to be the boundary between conditioned area and the adjacent non-conditioned areas. <ul style="list-style-type: none"> • External Walls of the Commercial Unit • Floor • External Glazing Elements • Ceiling 	Note	Note
1.2	Insulation to wall or roof <u>if metal framed</u> (to simulate insulation equivalence to timber frame)	Not applicable to the project as there is no commercial area within development	Note
1.2 (A)	The installation of insulation must comply with the requirements of the BCA and AS/NZS 4859.1 and be installed so that the insulation abuts or overlaps adjoining insulation other than at supporting members; and forms a continuous barrier with ceilings, walls, bulkheads, floors or the like; and not affect the safe and effective operation of services.	Note	Note
1.2 (B)	Reflective insulation (if any) must be installed with the correct airspace; be close fitting to any door or window opening; be adequately supported; and adjoining sheet of roll membrane must be overlapped not less than 50 mm or taped together.	Note	Note

<p>1.2 (C)</p>	<p>Bulk insulation must be installed so that it maintains its position and thickness other than where it is compressed between cladding and supporting members, water pipes, electrical cabling or the like.</p> <p>Applicant must ensure that the roof, ceiling, wall and floor materials, and associated surfaces achieve the thermal properties of Specification J1.2 of BCA 2015.</p>	<p>Note</p>	<p>Note</p>
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<p>1.3</p>	<p>Roof/ceiling insulation (medium) Required total R-value R 4.2 down Metal roof = R 0.36</p>	<p>The design proposes metal roof. Provide appropriate ceiling insulation to make out total R value of R4.2. Indicative marked drawings shown below.</p>	<p>Certify that the installation is deemed to satisfy</p>
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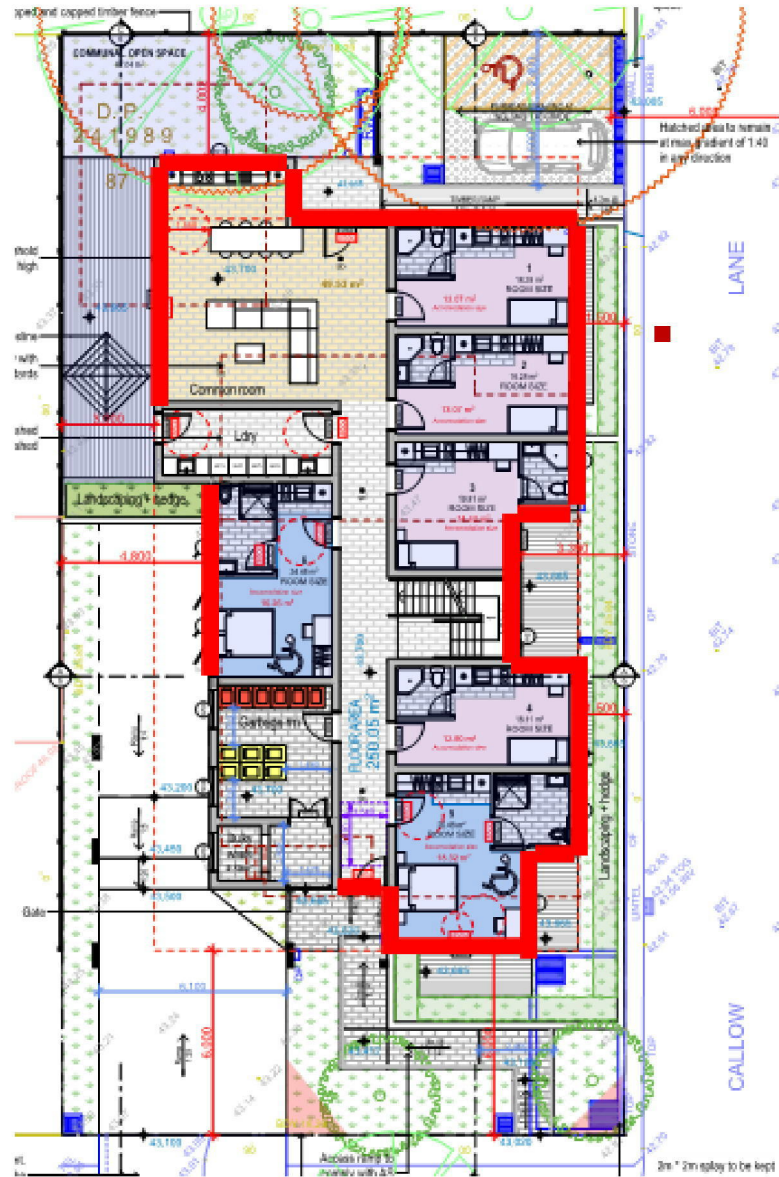
ITEM	DESCRIPTION	R-VALUE
1	Outdoor air film (7m/s)	0.04
2	Metal roof (250mm) + Ceiling	0.36
3	Roof air space (non-reflective)	0.28
4	Added Insulation Min R3.3	3.3
5	Plasterboard, gypsum (10mm, 880 kg/m3)	0.06
6	Indoor air film (Still air)	0.16
	TOTAL R VALUE	4.2

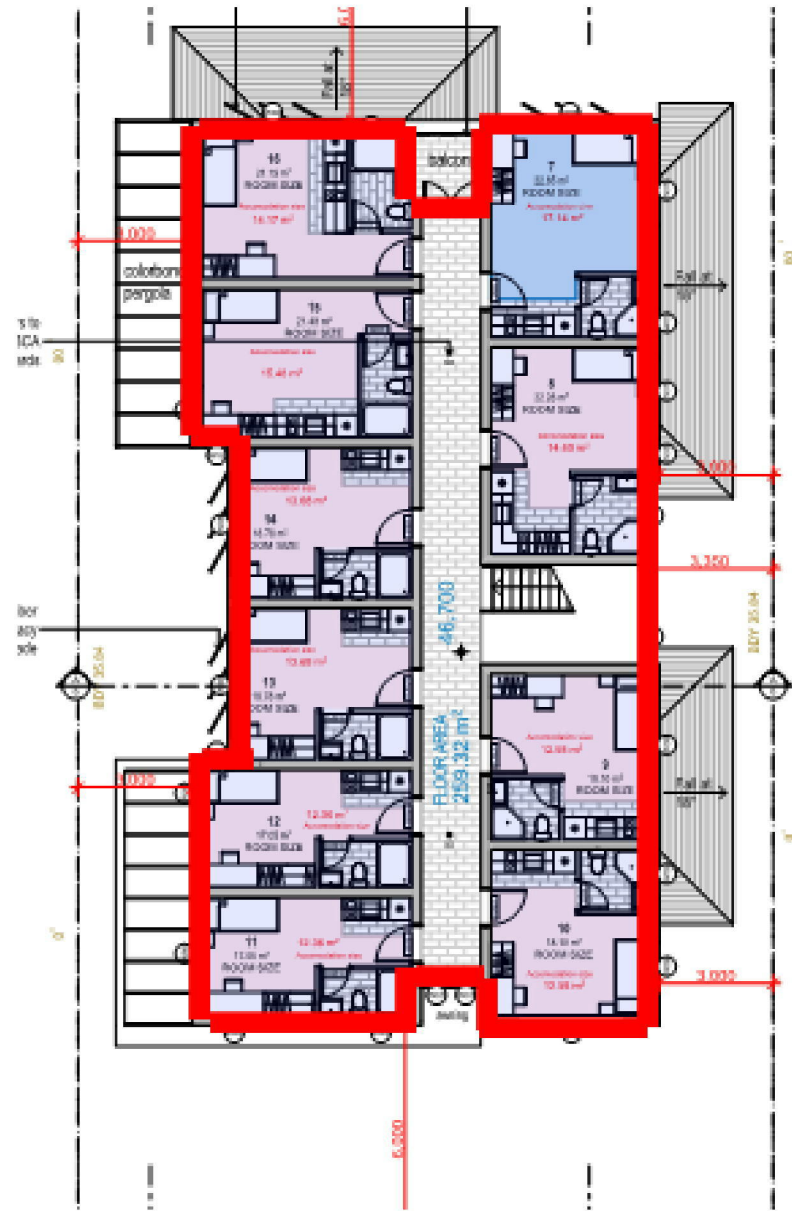


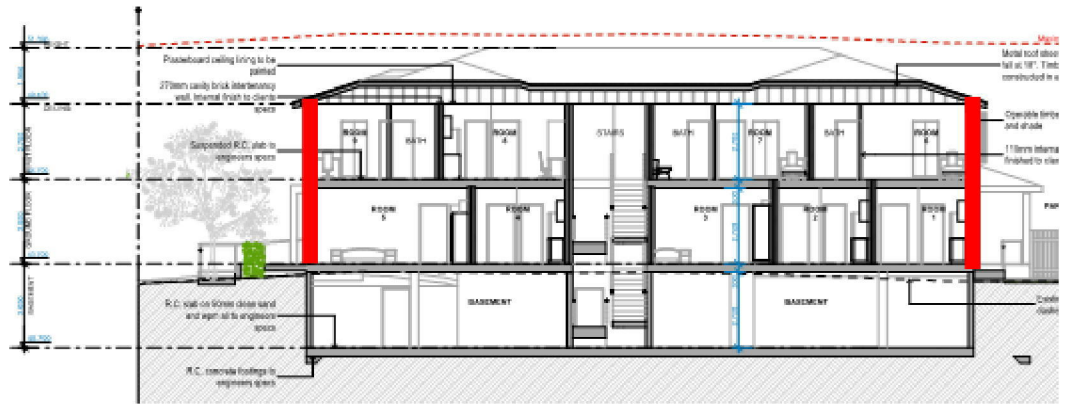
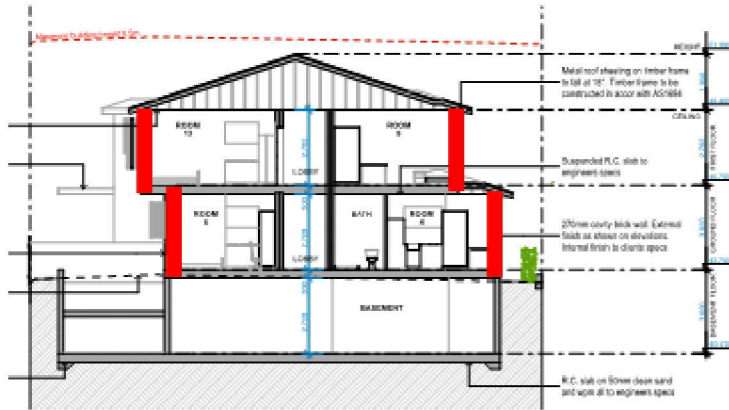


SECTION B
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1.4	Roof lights	Not applicable as the design does not propose any roof lights.	Note
1.5	External walls – insulation Total R-value required R 2.8	Install appropriate insulation to make up a total R-value of R 2.8 walls. Indicative marked drawings shown below.	Certify that the installation is deemed to satisfy
Typical options	BV wallsR 0.48 Cavity brickR 0.51 + 0.5 Conc blockR 0.54 Framed wallsR 0.42 200 HebelR 2.39 80mm PIRR 4.15 W-G AFS wallR 0.48 RC or AFS/DincellR 0.48	Provide R 2.3 insulation Provide R 1.5 insulation (> 220 surface density) Provide R 2.3 insulation Provide R 2.4 insulation Provide R 0.4 insulation None Provide R 1.8 insulation (> 220 surface density) Provide R 1.8 insulation.	Certify that the installation is deemed to satisfy

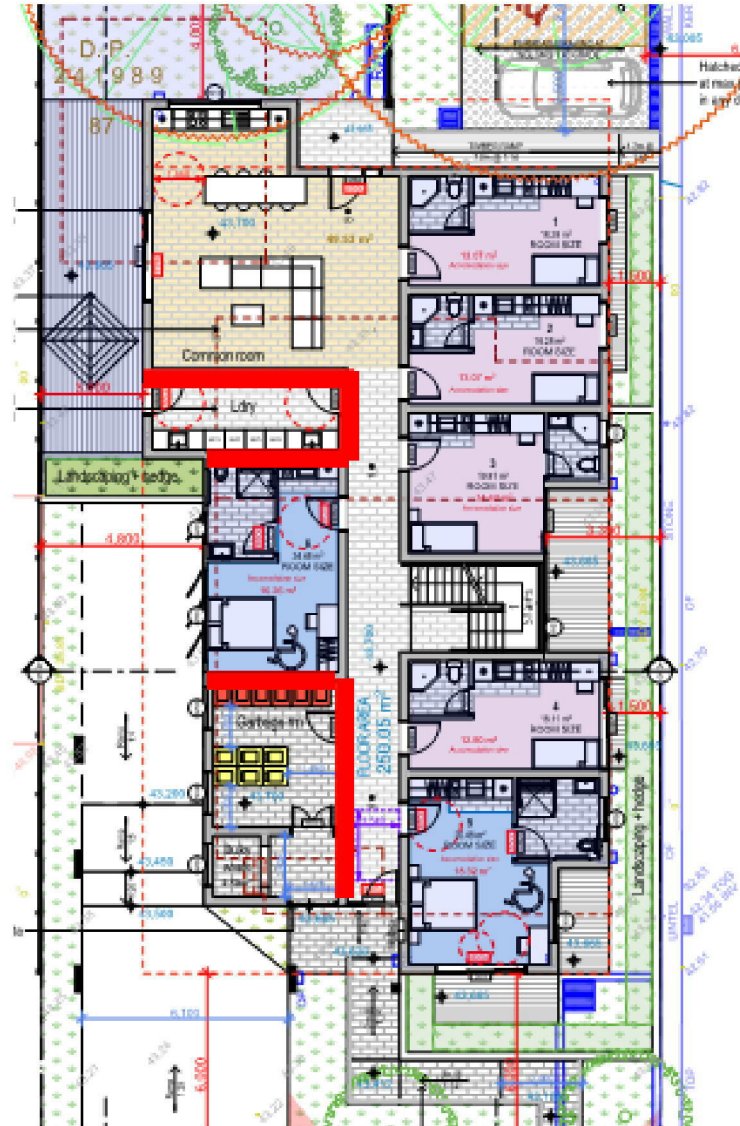






SECTION B
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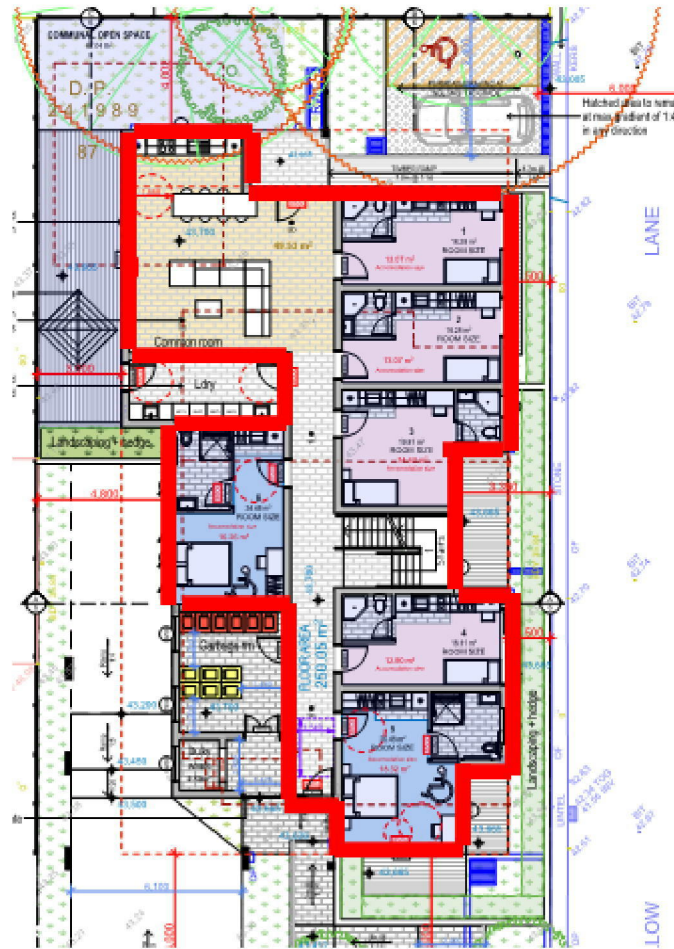
		Action by applicant	Certifier action
1.5	Internal walls to unconditioned Required total R-value R1.0	Install appropriate insulation to make up a total R-value of R 1.0. Indicative marked drawings shown below.	Certify that the installation is deemed to satisfy
Typical options	Stud wallR 0.5 Masonry wallR 0.6 100 HebelR 1.4 W-G AFS wallR 0.48	Provide R 0.5 insulation Provide R 0.4 insulation Provide nil insulation Provide R 0.5 insulation	Certify that the installation is deemed to satisfy



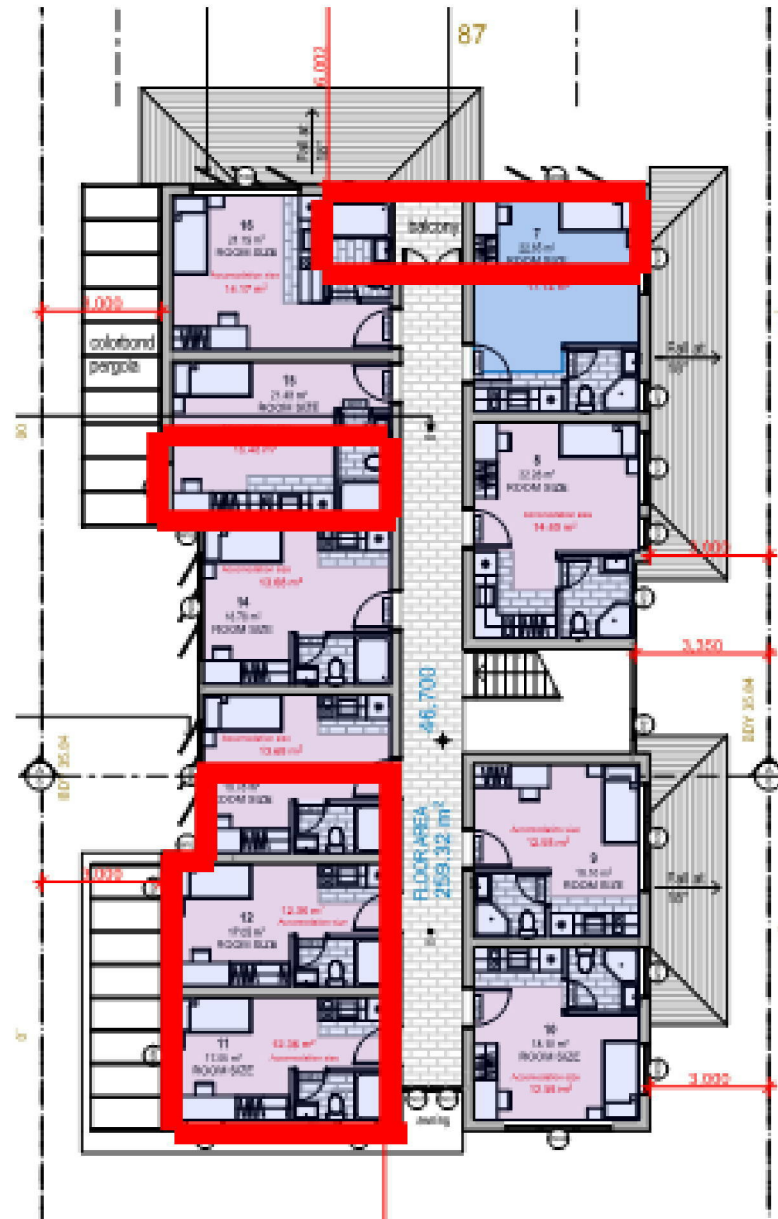
		Action by applicant	Certifier action
1.6	Floor insulation. R2.0 for floor above unconditioned area	Install appropriate insulation to make up a total R-value of R 2.0. Indicative marked drawings shown below.	Certify that the installation is deemed to satisfy
	To achieve the required R-value in accordance with figure 2c (solid concrete suspended slab) of specification J1.6 of BCA 2015		Note.

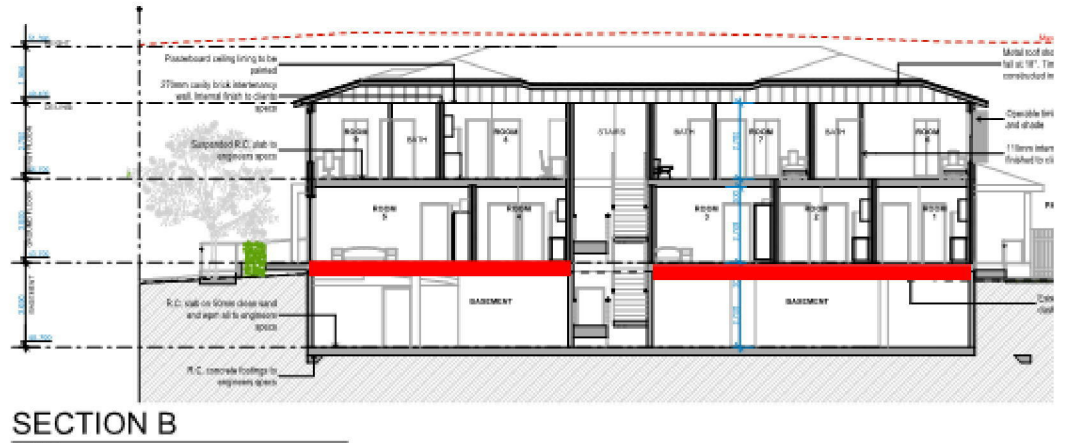
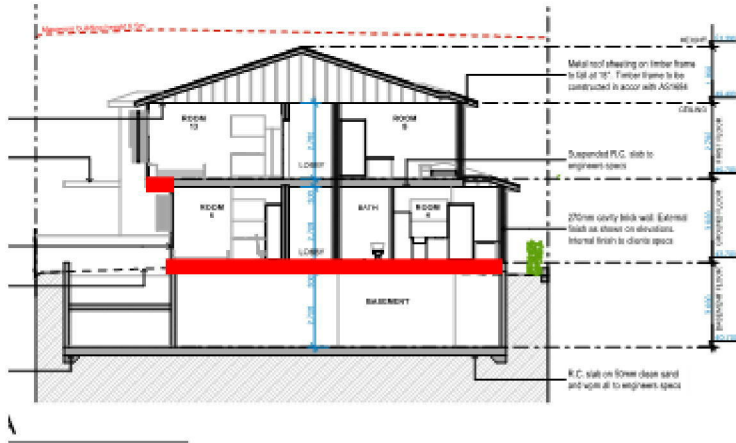
From Top to Bottom

ITEM	DESCRIPTION	R-value (UP)	R-value (DOWN)
1	Indoor air film (Still air)	0.04	0.16
2	Solid Concrete (150mm, 2400kg/m3)	0.10	0.10
3	Airspace 31-65mm	0.11	0.16
4	R2.0 Insulation	2.0	2.0
5	Plasterboard, gypsum (10mm, 880 kg/m3)	0.06	0.06
6	Indoor air film (Still air)	0.11	0.16
	TOTAL R VALUE	2.49	2.64



Ground Floor Plan





SECTION B

2. EXTERNAL GLAZING

		Action by applicant	Certifier action
	<p>Total window performance i.e. glass AND frame.</p> <p>Note: Since lift lobby is not conditioned, the glazed entry door is not affected by this part.</p>	<p>Select from http://www.wers.net/werscontent/certified-products-commercial</p> <p>or use their search engine http://www.wers.net/werscontent/search-commercial-products</p> <p>Do not use +/- 10% rule!</p>	<p>Check and certify manufacturer's certificates if complies.</p> <p>Manufacturer's window data <i>MUST MATCH</i> U and SHGC values in the following calculator.</p> <p>Provide data of selected windows to Assessor for validation (see bottom of cover page).</p>

NCC VOLUME ONE GLAZING CALCULATOR (first issued with NCC 2014)

Building name/description

Proposed Boarding House @ 1 Edna St Kingswood

Application

Class 3

Climate zone

5

Storey

all

Facade areas

	N	NE	E	SE	S	SW	W	NW	internal
Option A	64m ²		133m ²		64m ²		133m ²		
Option B									n/a
Glazing area (A)	20.4m ²		44.8m ²		21.8m ²		29.6m ²		

Number of rows preferred in table below

42 (as currently displayed)

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS								SHADING		CALCULATED OUTCOMES OK (if inputs are valid)						
Glazing element		Facing sector		Size			Performance		P&H or device		Shading		Multipliers		Size	Outcomes
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m ²)	Total System U-Value (AFRC)	Total System SHGC (AFRC)	P (m)	H (m)	P/H	G (m)	Heating (S _H)	Cooling (S _C)	Area used (m ²)	Element share of % of allowance used
1	D04 common	N		2.40	1.50		2.9	0.40				0.00	1.00	1.00	3.60	31% of 100%
2	W10 common	N		0.60	2.70		2.9	0.40				0.00	1.00	1.00	1.62	14% of 100%
3	W08 Rm07	N		1.80	2.70		2.9	0.40	device		2.00	0.00	0.00	0.19	4.86	4% of 100%
4	D04 bslvony	N		2.40	1.50		2.9	0.40				0.00	1.00	1.00	3.60	31% of 100%
5	W03 Rm 16	N		1.50	0.75		2.9	0.40				0.00	1.00	1.00	1.13	10% of 100%
6	W08 Rm 16	N		1.80	2.70		2.9	0.40	device		2.00	0.00	0.00	0.19	4.86	4% of 100%
7	W02 Rm 02	N		1.25	0.60		2.9	0.40				0.00	1.00	1.00	0.75	6% of 100%
8	W06 Rm 05	E		1.25	1.25		2.9	0.40	device		2.00	0.00	0.00	0.25	1.56	2% of 100%
9	W06 Rm 06	E		1.50	1.80		2.9	0.40	device		2.00	0.00	0.00	0.25	2.70	3% of 100%
10	D07 Rm 07	E		2.40	2.70		2.9	0.40				0.00	1.00	1.00	6.48	24% of 100%
11	W03 stair	E		1.50	0.75		2.9	0.40	device		2.00	0.00	0.00	0.25	1.13	1% of 100%
12	D06 Rm 03	E		2.40	1.40		2.9	0.40				0.00	1.00	1.00	3.36	13% of 100%
13	W03 Rm 03	E		1.50	0.75		2.9	0.40	device		2.00	0.00	0.00	0.25	1.13	1% of 100%
14	D05 Rm 02	E		2.40	1.40		2.9	0.40				0.00	1.00	1.00	3.36	13% of 100%
15	D05 Rm 01	E		2.40	1.40		2.9	0.40				0.00	1.00	1.00	3.36	13% of 100%
16	W06 Rm 10	E		1.50	1.80		2.9	0.40	device		2.00	0.00	0.00	0.25	2.70	3% of 100%
17	W06 Rm10	E		1.50	1.80		2.9	0.40	device		2.00	0.00	0.00	0.25	2.70	3% of 100%
18	W08 Rm09	E		1.80	2.70		2.9	0.40	device		2.00	0.00	0.00	0.25	4.86	5% of 100%
19	W03 stair	E		1.50	0.75		2.9	0.40	device		2.00	0.00	0.00	0.25	1.13	1% of 100%
20	W07 Rm 08	E		1.50	1.80		2.9	0.40				0.00	1.00	1.00	2.70	10% of 100%
21	W03 Rm 08	E		1.50	0.75		2.9	0.40	device		2.00	0.00	0.00	0.25	1.13	1% of 100%
22	W07 Rm 08	E		1.50	1.80		2.9	0.40	device		2.00	0.00	0.00	0.25	2.70	3% of 100%

page 1 of 2

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS									SHADING		CALCULATED OUTCOMES OK (if inputs are valid)					
Glazing element		Facing sector		Size			Performance		P&H or device		Shading		Multipliers		Size	Outcomes
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m ²)	Total System U-Value (AFRC)	Total System SHGC (AFRC)	P (m)	H (m)	P/H	G (m)	Heating (S _H)	Cooling (S _C)	Area used (m ²)	Element share of % of allowance used
23	W03 Rm 07	E		1.50	0.75		2.9	0.40	device		2.00	0.00	0.00	0.25	1.13	1% of 100%
24	W07 Rm 07	E		1.50	1.80		2.9	0.40	device		2.00	0.00	0.00	0.25	2.70	3% of 100%
25	D04 entry	S		2.40	1.55		2.9	0.40				0.00	1.00	1.00	3.72	17% of 67%
26	D07 Rm 05	S		2.40	2.70		2.9	0.40				0.00	1.00	1.00	6.48	30% of 67%
27	W04 Rm 11	S		1.80	0.90		2.9	0.40				0.00	1.00	1.00	1.62	7% of 67%
28	W04 Rm 11	S		1.80	0.90		2.9	0.40				0.00	1.00	1.00	1.62	7% of 67%
29	W01 passage	S		1.80	0.78		2.9	0.40				0.00	1.00	1.00	1.40	6% of 67%
30	W01 passage	S		1.80	0.78		2.9	0.40				0.00	1.00	1.00	1.40	6% of 67%
31	W08 Rm 10	S		1.80	2.70		2.9	0.40				0.00	1.00	1.00	4.86	22% of 67%
32	W02 Rm 02	S		1.25	0.60		2.9	0.40				0.00	1.00	1.00	0.75	3% of 67%
33	D07 common	W		2.70	2.70		2.9	0.40				0.00	1.00	1.00	7.29	30% of 79%
34	W05 Rm 06	W		1.25	0.90		2.9	0.40				0.00	1.00	1.00	1.13	5% of 79%
35	W09 Rm 06	W		1.25	2.70		2.9	0.40				0.00	1.00	1.00	3.38	14% of 79%
36	W06 Rm 15	W		1.50	1.80		2.9	0.40				0.00	1.00	1.00	2.70	11% of 79%
37	W08 Rm 14	W		1.80	2.70		2.9	0.40	device		2.00	0.00	0.00	0.26	4.86	9% of 79%
38	W08 Rm 13	W		1.80	2.70		2.9	0.40	device		2.00	0.00	0.00	0.26	4.86	9% of 79%
39	W06 Rm 12	W		1.50	1.80		2.9	0.40				0.00	1.00	1.00	2.70	11% of 79%
40	W06 Rm 11	W		1.50	1.80		2.9	0.40				0.00	1.00	1.00	2.70	11% of 79%
41																
42																

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters.

While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all.

Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

if inputs are valid



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3. BUILDING SEALING

		Action by applicant	Certifier action
3.1	Where air conditioning is by evaporative cooler or parts of building not fully enclosed	Not applicable to the project	Note.
3.2	Otherwise seal building if provided in the building	Not applicable to the project	Note

4. AIR MOVEMENT

		Action by applicant	Certifier action
4.0		Not applicable. Not used.	Note

5. AIR CONDITIONING – packaged a/c

		Action by a/c designer at CC and thereafter	Certifier action
5.1	Applies if air conditioned	Common corridors are not air-conditioned. So it's not applicable.	Note
5.2	Applies if air conditioned	Common corridors are not air-conditioned. So it's not applicable.	Note
5.3	Time Switch	Common corridors are not air-conditioned. So it's not applicable.	Note
5.4	Applies if Heating And Cooling System installed	Common corridors are not air-conditioned. So it's not applicable.	Note
5.5	Applies if Miscellaneous Exhaust Systems installed	Common corridors are not air-conditioned. So it's not applicable.	Note

6. ARTIFICIAL LIGHTING AND POWER

		Action by applicant	Certifier action
6		Refer separate electrical consultant submission. Below is the Lighting Calculator for common lighting areas anticipated in the project for reference	Refer also lighting designer certifications for compliance with Illumination code Part F4.
6.2	Artificial lighting: The aggregate design Illumination Power Load (IPL) must not exceed the sum of allowances obtained by multiplying the area of each space by the maximum illumination power density in table J6.2a. Note that while Section J specifies maximum Illumination Power Load, BCA Section F4.4 and AS/NZS 1680.0 specify minimum levels of illumination.	Not applicable	Note
6.3	Interior Artificial Lighting & Power Control: A switch or other control device must individually operate the artificial lighting of a room or space. A switch must be in a visible position. Design does not include details of interior artificial lighting and power controls.	Not applicable	Note
6.4	Interior Decorative & Display Lighting	Not applicable	Note
6.5	Artificial Lighting around the perimeter of a Building The artificial lighting around the perimeter of the building must be controlled by a daylight sensor or a programmable time switch.	When the perimeter lighting load exceeds 100W, the light source efficacy must not be less than 60 Lumens/W. The perimeter lighting used for decorative purposes such as facade and signage lighting must have a separate time switch in accordance with Specification J6. Such a time switch must be capable of switching on and off	Certify that the installation is deemed to satisfy.

		Action by applicant	Certifier action
		electric power at variable pre-programmed times and on variable pre-programmed days. It must also can limit the period the system is switched on to between 30 minutes before sunset and 30 minutes after sunrise is determined or detected including any pre-programmed period between these times; and being overridden by a manual switch or a security access system for a period of up to 30 minutes, after which the time switch must resume control.	
6.6	<p>Boiling Water and chilled water storage units</p> <p>Power supply to any boiling water or chilled water storage unit must be controlled by a time Switch in accordance with BCA 2015 Specification J6.</p>	Not applicable	Note

7. SWIMMING POOL & SPA

		Action by HW designer and installer	Certifier action
			Note regards NCC 2014 - HW requirements have been transferred from NCC-BCA to the NCC-Plumbing Code.
7.2	Applies if new HW provided	No hot water unit for common area proposed in the building. So its not applicable.	None

8. ACCESS FOR MAINTENANCE

		Action by applicant	Certifier action
8.2	Provide access to any operable controls.	Inclusions Times switches Thermostats Air dampers Light fittings Heat transfer equipment	Certify that respective controls are in place.

1. NSW J(A)1 BUILDING FABRIC –Building

		Action by applicant	Certifier action
Insulation	Thermal construction to J1.2	To AS/NZS 4859.1 Selection / branding / installation	Certify compliance
	Thermal breaks to external metal framing.	Provide thermal break DTS are <ul style="list-style-type: none"> • 15mm styrene • 25 timber OR mass insulation at fixing	Certify compliance
Ceiling insulation	Compensating insulation loss	Adjust to the following table	Certify compliance

Table J1.3b ADJUSTMENT OF MINIMUM R-VALUE FOR LOSS OF CEILING INSULATION

Percentage of ceiling area uninsulated	Minimum R-Value of ceiling insulation required to satisfy J1.3(a)								
	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	
	Adjusted minimum R-Value of ceiling insulation required to compensate for loss of ceiling area insulation								
0.5% to less than 1.0%	2.8	3.4	4.0	4.7	5.4	6.2	6.9	◆	
1.0% to less than 1.5%	2.9	3.6	4.4	5.2	6.1	7.0	◆		
1.5% to less than 2.0%	3.1	3.9	4.8	5.8	6.8	◆			
2.0% to less than 2.5%	3.3	4.2	5.3	6.5	◆				
2.5% to less than 3.0%	3.6	4.6	5.9	Not Permitted					
3.0% to less than 4.0%	4.2	5.7	◆						
4.0% to less than 5.0%	5.0	◆							
5.0% or more	◆								

Note: Where the minimum *R-Value* of ceiling insulation *required* to satisfy [J1.3\(a\)](#) is between the values stated, interpolation may be used to determine the adjusted minimum *R-Value*.

2. NSW J(A)2 BUILDING SEALING – Building

		Action by applicant	Certifier action
Building sealing		Not Applicable	Note

3. NSW J(A)3 AIR CONDITIONING AND VENTILATION SYSTEMS – Building

		Action by applicant	Certifier action
	<p>Must be capable of being deactivated</p> <ul style="list-style-type: none"> when the sole-occupancy unit, building or part of the building served is not occupied; and where the air-conditioning unit or system has motorised outside air and return dampers, close the dampers when the air-conditioning unit or system is deactivated have any supply and return ductwork sealed and insulated in accordance with Specification J5.2 	Ensure that all devices are accessible.	Certify compliance
	A time switch	Not required if serves only one sole occupancy unit.	Note

4. NSW J(A)4 SWIMMING POOL & SPA - Building

		Action by HW designer and installer	Certifier action
	Design and installed in accordance with Section 8 of AS/NZS 3500.4. e.g. insulation to service lines	Provide certificate of compliance to PCA	Note regards NCC 2014 - HW requirements have been transferred from NCC-BCA to the NCC-Plumbing Code.

5. NSW J(A)5 ACCESS FOR MAINTENANCE - Building

		Action by applicant	Certifier action
	Provide access to <ul style="list-style-type: none"> • adjustable or motorised shading devices; and • time switches and motion detectors; and • room temperature thermostats; and • plant thermostats such as on boilers or refrigeration units; and • motorised air dampers and control valves; and • reflectors, lenses and diffusers of light fittings; and • heat transfer equipment 	Ensure that all devices are accessible.	Certify compliance

Notes by certifier if any:

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