



TECH BULLETIN

Introduction to NCC Section J Compliance

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Allied Partner:

Aspire Sustainability Consulting



Introduction

Aspire Sustainability Consulting offers a range of sustainability consulting services across all building sectors and associated project phases. Our highly skilled team of ESD consultants provide sustainable design solutions for the built environment specialising in the delivery of:

- BASIX Certification;
- Green Star Ratings
- NABERS Assessments; &
- Section J Compliance.



NCC Section J Overview

During the last 12-18 months industry has been exposed to significant regulatory changes regarding Section J of the NCC – Energy Efficiency. New measures were introduced to improve the energy efficiency of all new commercial buildings, aiming to drive down the net Green House Gas (GHG) Emissions to better align with national climate change and emission reduction targets.

Thermal comfort requirements have been introduced as a means to reduce manipulation of the JV3 Performance Solution compliance pathway that previously permitted compliance with design solutions that often compromised the comfort of building occupants.

Section J is concerned with the energy efficient design of buildings split in to the following categories:

- J1: Building Fabric (walls & glazing);
- J3: Building Sealing;
- J5: Air-conditioning & ventilation systems;
- J6: Artificial lighting & power;
- J7 Heated Water Supply & swimming pool and spa pool plant;
- J8 Facilities for Energy Monitoring.

NCC 2019 Section J Compliance Pathways

The following routes exist for a development to achieve Section J compliance:

- DTS: Compliance with J Parts J1-J8.

Whilst compliance with DTS requirements will often be achieved for new developments, existing buildings undergoing major renovations & upgrades can result in portions of a building not able to comply with DTS provisions, thus requiring a Performance Solution via an approved Verification Method to achieve compliance with NCC Section J.

Verification Methods available in Section J for buildings that wish to comply with Section J without achieving all DTS provisions include:

- JV1: NABERS 5.5 Star Base Building rating for Class 5 Offices;
- JV2: Green Star Credit 15E for Green Star rated Buildings;
- JV3: Verification using a Reference Building.

The above verification methods offer a more flexible approach to achieving Section J compliance that can often work around design constraints whilst demonstrating the proposed design achieves all objectives set out in Section J DTS provisions.

Common reasons projects pursue a Verification Method to comply with Section J include:

- Conditions of consent mandating 5.5 Star NABERS Energy / Green Star Ratings;
- Deviating from non-favourable DTS glazing or insulation requirements;
- Avoiding costly retrofits in existing buildings undergoing major renovations.

NCC Section J Volume 1 Amendment 1: Performance Based Design

NCC 2019 Volume 1 Amendment 1 came in to effect on the 1st July 2021, now requiring projects to develop a Performance Based Design Brief (PBDB) in consultation with all key project stakeholders prior to a JV1, JV2 or JV3 verification method being adopted.

The PBDB process involves:

- Outlining the basis for adopting a verification method approach, highlighting all deviations from DTS provisions;
- Developing a set of proposed acceptance criteria used to demonstrate compliance;
- Carrying out technical analysis, modelling or testing to demonstrate acceptance criteria identified in the PBDB has been satisfied;
- Collation of results;
- Preparation of a final report.

PBDB's ensure a well thought through design approach that highlights and resolves all potential design issues resulting from pursuing a JV1, JV2 or JV3 Verification Method prior to formally adopting the approach.

If you would like to find out more about NCC Section J or have a specific question regarding Section J compliance for your project, feel free to get in touch at info@aspire.com.au, +61 2 9662 0650 or visit www.aspire.com.au and an experienced team member will be pleased to assist at any time.



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