

ENERGY EFFICIENCY FOR MULTIPLE BCA CLASSIFICATIONS IN A PROJECT

In NSW when does BASIX apply and when does Section J apply? Quite a few of our Clients have retirement village projects that span many different building classifications:- Class 9c for the Aged Care Building; Class 3 for long term aged accommodation; Class 4 for a caretakers cottage and Class 2 for the Independent Living Units. You also have to take into account any common areas used solely by the residents and other areas that are shared. In NSW, at DA stage, you will need a BASIX and ABSA certificate for the Class 2 I.L.U's and the Class 4 Caretakers cottage, including any common areas solely used by the residents. At CC stage you will need to ensure that the Class 3 and 9c buildings comply with the Section J requirements (see below for our comments on using the JV3 Verification method for these building classes).

THE JV3 VERIFICATION METHOD USING A REFERENCE BUILDING

Have you ever had a non-residential building project that you found difficult to get compliance with the BCA Section J deemed-to-satisfy (DTS) building fabric and glazing calculators? In particular, for Class 3 and 9c aged care buildings with a window to wall ratio above 18%, the DTS assessment method can require high performance window frames and extensive double glazing plus additional shading requirements. Nor does the the BCA glazing calculator take into account site conditions such as shading from buildings opposite and side walls, all of which have an impact on the building thermal performance. Using the JV3 Verification method can provide an alternative assessment method as the whole-of-building can be simulated using computer modelling for conditioned and unconditioned zones, natural ventilation and the mechanical and electrical services. By using a simulation model (reference building) we can utilise those site conditions, more accurately assess the energy efficiency of each part of the building and add additional insulation where effective to reduce the DTS glazing requirements. Contact us if you would like to discuss further.

ARCHIDOC ENERGY EFFICIENCY ADVISORY SERVICE

This year we have expanded our advisory service. Clients have found the additional information valuable when considering the energy efficiency of their project at concept or later design stage. We can offer a room by room analysis which shows the heating and cooling loads and a star rating for each conditioned space in the building. You can see immediately which spaces are contributing the most to heat gain or loss and the design can be adjusted accordingly. In one case we were able to determine the performance of a large skylight over a gallery area and see the difference external shading and double glazing made to the internal temperatures in that space. Contact us if you would like to discuss this advisory service further.

ABSA NATIONAL HOUSE ENERGY RATING ACCREDITATION

Did you know that both Robert and Scott are nationally accredited to perform house energy rating assessments on new single dwellings and new multi-unit dwellings? We have performed assessments in Victoria, Queensland and the Australian Capital Territory and issued ABSA certificates for submission to the relevant Local Government Authority. Compliance with BASIX heating and cooling loads is only applicable in New South Wales. All other States have endorsed BCA energy efficiency to 5 or 6 star requirements depending on which version of the BCA current in their legislation. If you work interstate and need a House Energy Rating give us a call.

BASIX STARTS CHARGING FEES FOR CERTIFICATES 1ST JULY 2011

Earlier this month BASIX announced that they would begin charging a fee in order to issue each BASIX certificate from 1 July 2011.

For new single and multi-unit dwellings and from 1 August 2011 for Alterations and Additions the fees will be as follows:

Type of Development	Maximum Fee
Single detached dwellings	\$50
Dual occupancies, multi dwelling housing (other than residential flat buildings) and attached dwellings: <i>For the first 2 dwellings</i>	\$80
<i>For each dwelling more than 2 dwellings</i>	\$35
Residential Flat buildings: <i>For the first 3 dwellings</i>	\$120
<i>For each dwelling more than 3 dwellings</i>	\$20
Alterations and Additions	\$25

Although the fees are relatively minor for single dwellings and alts and adds, your Clients should be aware that the fee can be thousands of dollars for larger multi-unit projects. It is our understanding from the BASIX helpline that the fees are all GST exempt and that they will only apply to newly issued certificates. Certificates issued prior to the cut off dates can be revised using the BASIX revision process which involves entering a valid DA number and the date that the BASIX certificate was submitted to Council. If you would like more details call us or download the BASIX fact sheet as follows:

https://www.basix.nsw.gov.au/docs/payment/BASIX_Fee_FactSheet1.pdf.

ARCHIDOC BUILDING DOCUMENTATION

With 40+ combined years of experience Archidoc can provide all your building documentation needs. For many years we have provided services for private and commercial clients alike including measured drawings, sketch plans, DA and CC drawings, Tender and Construction drawings, building specifications, statement of environmental effects, shadow diagrams and solar access studies. We use the latest Revit 3D BIM modelling software which gives upfront information regarding bulk scale and form, building envelope and shading issues. Our method of "building" the project virtually and getting it right before it goes to tender and the site is a good reason for using our documentation services. Call us for a quote

A SOLAR ACCESS CASE STUDY

A Client's neighbour objected to the proposed rear addition because they thought it was going to overshadow their kitchen window and cut off their much valued solar access in winter. We asked them to take photos of the window with the current shadows at a particular time on a particular day. Then using our 3D Revit software we were able to demonstrate the current situation, which matched their photo's exactly, and then show that the proposed additions were not going to adversely affect their solar access. The neighbour was satisfied and withdrew their objection. Do you have a similar situation? We can help.