

Section J BCA requirements – 1164 Coxs Creek Rd, Coxs Creek NSW

(to be read in conjunction with Section J report)

Insulation

- Roof (light colour with SA<0.45): reflective sarking / R1.3 anticon blanket
- Ceiling: R3.5
- External walls: R2.5
- Internal wall shared with storage / battery room areas: R2.5
- Floor slab: R1.1 insulation (Kingspan K3 boards or equivalent)
- Thermal breaks required for steel framed construction: R0.2 between wall frame and external cladding

External windows & glass doors

- All façades: U = 5.8 & SHGC = 0.60
- Glazing to comply with AS2047

Draught sealing

- External doors to have foam seal around perimeter, draught stopper along bottom edge and self-closer.
- Bathroom / kitchen exhaust fans to be fitted with a self-closing damper.

Air conditioning (if installed)

- To comply with Part J5 as applicable
- Package AC units to comply with MEPS
- Single conditioned zone OR when serving more than 1 zone, thermostatically control the temperature of each zone in accordance with J5.2(a)(ii).
- All AC units with a heating or cooling capacity of more than 2kW_r to have a time switch controller (refer to spec J6 of BCA for details).

Internal lighting & power control

- Main hall / meeting / corridor areas - maximum illumination power density of 8 W/m²
- Kitchen area - maximum illumination power density of 4 W/m²
- Toilet areas - maximum illumination power density of 3 W/m²
- Storage / battery room area - maximum illumination power density of 1.5 W/m²
- 95% of lighting to be controlled by a time switch or occupant sensing device.
- Maximum of 250 sq.m of lighting controlled per light switch.

External lighting

- All external lighting to be controlled by either a daylight sensor or time switch and where total perimeter lighting exceeds 100W have a minimum of 90% of light fittings to be LEDS or be controlled by a motion sensor.

Hot water supply

- Heated sanitary water systems to be designed and installed as per part B2 NCC vol. 3

Metering of electricity

- Electricity meter (as required by energy supply authority) to be installed.
- Sub metering is not required