

Building: Rescreening NCC 2022 Energy Efficiency Volume 1

Q&A

The following answers have been provided to questions asked during the [Building: Rescreening NCC 2022 Energy Efficiency Volume 1 webinar](#) on 7 March 2024.

The answers provided are correct as of 19 March 2024.

Where can I find a copy of the presentation slides?

A copy of the presentation slides and recording of the webinar are available from the [VBA website](#).

Should performance based design briefs (PBDBs) be prepared for verification methods under Section J?

Yes, the utilisation of verification methods is considered a Performance solution because verification methods are not Deemed-to-Satisfy (DtS) provisions. Furthermore, the governing requirements stipulate that the brief must be prepared in compliance with Part A2G2 of the Building Code of Australia (BCA).

Can you outline the reason why a Class 2 has a DtS option with star ratings, however that is not the case with a Class 3?

Section J takes into account the likelihood of a building being heated or cooled by an air conditioning system. The Deemed-to-Satisfy Provisions are based on the assumption that heating or cooling systems are installed. As a result, it is recognized that most Class 3 buildings are equipped with heating or cooling systems, which serves as the foundation for the provisions and the reason for excluding Class 3 buildings from having a DtS option with star ratings.

Does the 500 square meter limit consider just the ground floor area or is it the floor area of all the stories in a building?

The 500 square meter limit refers to the total floor area of either the compartment or the entire building, incorporating all stories.

Should the insulation be done from the outside of the structure, to limit thermal break and improve energy saving and performance?

The decision on whether to apply insulation from the inside or the outside depends on the specific wall system used and the method of installation. Both approaches can be effective, depending on the circumstances.



Is the NCC planning to update the NCC2019 facade calculator to align with 2022 standards? If not, can the NCC 2019 facade calculator still be relied upon?

Yes, until the facade calculator is updated, the NCC 2019 facade calculator remains a valid tool and can be relied upon for compliance checks.

Are we allowed to use the EV-ready switch board for Class 1 building? How can we make provision for Class 1 buildings?

The use of an EV-ready switchboard in Class 1 buildings is voluntary and has not been mandated as of now. Provisions for Class 1 buildings can be made based on future needs and preferences.

Is energy monitoring required on sole-occupancy units (SOUs) (i.e. Hotel) with a floor area over 2500sqm? Services are generally centralised, would metering per distribution board (floor) comply? It is difficult to monitor each category independently and per room as per J9D3 (2) a-i?

Yes, energy monitoring is mandatory in accordance with Clauses J9D2 and J9D3 of the NCC 2022 for buildings with a floor area over 2500 square meters. Metering per distribution board for each floor is a compliant approach, although it presents challenges in monitoring energy use independently for each category and per room.

There is a lot of home made certificates from unaccredited assessors. Some have QR codes on the report to direct to the certificate, is this enough or does the report need the actual certificate provided rather than the detour?

The acceptance of information, whether through QR codes or direct inclusion of certificates, ultimately depends on the agreement with the relevant building surveyor. This process also must consider the legal requirements for digital information sharing under the applicable *Act and Regulations*.

Is it right to say, J9D4 requires a switchboard to be installed even when there's no EV charging parking nominated? For a multi-storey carpark there'll be a few unused boards just sitting around that may never be used. Is that the intention? Are we required to allow for the power demand as well as for the incoming supply to the site?

Yes, it is accurate. Clause J9D4 outlines the provisions for enabling the requirements for electric vehicle (EV) charging and facilitates the easy retrofit of EV charging equipment. This includes the installation of switchboards even in the absence of nominated EV charging parking, with the intention of future-proofing the infrastructure.

Is there a guidance on what is considered substantial progress?

Guidance on what constitutes 'substantial progress' can be found through specific links provided: https://www.vba.vic.gov.au/_data/assets/pdf_file/0016/134305/Ministers-Guideline-MG-13-2023-FINAL.pdf

Could the section 10 be applied to NCC Volume 2 as well?

Section 10 is provided under the Building Act which applies to the design. This is not limited to a class of building, to assist please refer to the guidance here: https://www.vba.vic.gov.au/_data/assets/pdf_file/0016/134305/Ministers-Guideline-MG-13-2023-FINAL.pdf

Is it considered to be a good practice to rely upon product technical statements for a whole building, as it appears that this can be done?

The determination of whether a building complies based on product technical statements for each specific case or site-specific design ultimately depends on the judgment of the relevant building surveyor.



For further information or clarification please contact the Technical and Regulation Team via technicalenquiry@vba.vic.gov.au

Copyright

© 2021 Victorian Building Authority (VBA). This publication must not be copied, reproduced, published, adapted, or communicated by any person without the VBA's prior written consent or as permitted by the Copyright Act 1968 (Cth)

Disclaimer

The information set out in the VBA's resources is for general information purposes and guidance only. It is a reader's responsibility to obtain independent advice in respect of the application of legislation, a technical instruction or industry standard relevant to their circumstances. A person's use of the VBA's resources is not a substitute for obtaining independent advice.

While we have made every attempt to ensure our resources contain correct information at the date of publication, the VBA makes no warranty or representation that its resources are error free. To the extent permitted by applicable laws, the VBA, its employees, agents and consultants exclude any and all liability whatsoever for any direct, indirect, incidental, special or consequential loss or damage a person may suffer arising out of or in connection with the access and use of the VBA's resources (including any third-party material included in these resources).