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BCA 2008 – Energy Verification of Class 7 Buildings

The ABCB (Australian Building Codes Board) has posted on their website for comment, the proposed amendments to the BCA (Building Code of Australia Volumes 1 and 2), to be published 1 May 2008. This article draws attention to one issue that has not yet been addressed in the proposed amendments – The energy efficiency verification of Class 7 Buildings

Class 7 Buildings include the following:

Class 7a Carpark - It would be very rare that a carpark would be conditioned.

Class 7 b Building for storage (e.g. warehouse), or display of goods or produce for sale by wholesale (e.g. wholesale “barn”) – These are generally not conditioned, but may incorporate an office that is conditioned.

The problem is that there is no Verification Method provided for Class 7 Buildings. JV1, JV2 and JV3 all fail to include Class 7 Buildings in the list for each method. In the few buildings that are conditioned, only the DTS (Deemed-to-Satisfy) construction may be used. The DTS forms of construction given in Table J1.5b do not cover some of the common forms of construction used for these buildings.

It is suggested that one of the following two options should be considered:

- *Amend BCA Volume 1 JV2 and JV3 to include Class 7 buildings, thus ensuring that there is an appropriate verification method for these buildings; or*
- *Exclude Class 7 buildings for the requirements of BCA Volume 1 Section J. This would simplify the design process, but would permit some conditioned warehouses and wholesale “barns” to be unregulated, except for those parts that have a different classification.*

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