

LOCAL PRACTICE NOTES

ABLE Web ref: *Current Projects*

Current at: 15 February 2010

Page 1 of 1

Welcome to the As-Built Learning Exchange (ABLE) and the first issue of Local Practice Notes. These notes keep building professionals informed about technical issues and where Local Practice Information & Resources can be found on the ABLE website.

For those not familiar with ABLE, the website provides a detailed explanation of why ABLE was created and the services and resource currently available (web address at foot of page).

GLAZING CALCULATOR ADD-ONS COMMON PRACTICE SOLUTION

ABLE Web ref: *Common Practice Downloads / Common Practice Solutions*

Also see: *Building Commission Advisory Note AN005*

This solution updates the original 2006 Glazing Calculator Add-Ons to include BCA 2009 amendments and WA Additions (5-Star plus) reporting.

For people working in the northwest, the Air Movement Datasheet has an option to invoke the BCA Part 3.12.4 Air Movement concession for Cyclone Category D construction.

If recessed lights are being installed, the Ceiling Insulation Penetration Datasheet provides a quick way to verify the extra Added (Roof) Insulation required (BCA 3.12.1.2 (e)).

When a roof light is used, the Roof Light Datasheet simplifies the calculations that verify Roof Light compliance.

The revised Compliance Report includes BCA2009 amendments to Roof and Wall Added Insulation calculations, automates Roof Light reporting, and removes the need to continue using the multi-page 5-Star Plus Report.

ROOF LIGHT COMMON PRACTICE SOLUTION

ABLE Web ref: *Common Practice Downloads / Common Practice Solutions*

Also see: *Building Industry Development Building Note BN76
Glazing Calculator Add-Ons Common Practice Solution*

This solution verifies the thermal performance of the typical "acrylic dome" roof light as required for BCA Table 3.12.1.2 thermal performance.

It also verifies that, whilst BCA Part 3.8.4 requires natural light to be provided by a window that is no less than 10% of the floor area of the habitable room, a roof light of 3% floor area is equivalent to a vertical glazed window of 10% floor area.

CEILING INSULATION AREA COMMON PRACTICE INTERPRETATION

ABLE Web ref: *Common Practice Downloads / Common Practice Interpretations*

Also see: *Glazing Calculator Add-Ons Common Practice Solution*

BCA2009 clause 3.12.1.2(e) and Table 3.12.1.1a require that the Minimum Added R-Value is increased when the overall area of insulation is reduced by penetrations required around recessed downlights and exhaust fans.

This interpretation clarifies that one overall area of insulation applies for multi-storey houses.

VENTILATION OPENING AREA PERCENTAGE

ABLE Web ref: *Technical Contracting Library / Regulators & Regulations / Building Work / Building Notes*

If you are not aware, Building Note No 50 (July 2007) confirms that the ventilation opening area is the area of the opening portion (sash) of the window. Hence, an awning window can be assessed as 100% (the Air Movement Datasheet deducts the frame thickness).

As of July 2009 Advisory Notes are the new format for providing information on building code and regulatory matters issued by the Building Commission.

WORKSHOP: ENERGY EFFICIENCY – ASSESSMENT & REPORTING

ABLE Web ref: *Technical Services / Workshop Menu*

Also see: *Technical Services / Training & Development*

This workshop has been developed for **Designers and Draftspeople** and is run **In-Office** so participants can experience using the updated tools to assess one of their current projects.

Download the Information Sheet or call **James Bertram**.



James Bertram
BArch (Hons)

As-Built Learning Exchange (ABLE) services building professionals working in the Western Australian housing industry who are willing to participate in the development of useful local practice information and resources.

ABLE does this by answering compliance and workmanship questions, developing local solutions as issues are discovered, and publishing local practice information and resources.

The underpinning proposition is that it is more affordable to **compete for work and collaborate on solutions**. In an industry where technical issues have so much in common, Open Exchange provides a more effective way to learn about issues and a more efficient way to contribute to development of recognised solutions for common local practices.

Disclaimer: The purpose of this document is to provide building professionals with a guide as to the application of the Building Code of Australia, Australian Standards and Manufacturer Directions (Codes and Directions) to building practices in Western Australia. The building solutions put forward are a guide only and may not apply in every instance. Building professionals must familiarise themselves with the Codes and Directions. The publisher gives no undertakings, guarantees, or warranties concerning the accuracy, completeness or fitness for purpose of the building solution and other information provided. To the maximum extent permissible by law, the publisher excludes liability for loss suffered by any person resulting in any way from the use of or reliance upon this publication.