

Section J Compliance — Documentation Checklist

Section J of NCC Volume One sets the energy efficiency Performance Requirements for Class 2 (common areas), Class 3, and Class 5–9 buildings — the commercial and multi-residential counterpart to Part H6. The Deemed-to-Satisfy pathway runs through Parts J4 to J9, each covering a different building system and assessed against its own fixed benchmark rather than the building as a whole. As with the residential elemental pathway, there's generally no trading off between systems under the DtS route — each one needs to independently meet its mark.

What we need from you

Item	Format	Notes
Full architectural drawing set	PDF (CAD/Revit preferred)	Site plan, floor plans, all elevations, sections, true north orientation
Building classification	Confirmed in writing	Class 3, 5, 6, 7, 8, 9a or 9b; or Class 2 common areas; total floor area
Building fabric specifications (J4)	Written spec	Roof, wall, and floor construction types with proposed U-values/R-values
Glazing schedule (J4)	Schedule or annotated drawings	Each window/curtain wall element: area, orientation, U-value, SHGC, external shading
Building sealing details (J5)	Written spec	Construction type, exhaust fans, loading dock and external door seals
Air-conditioning and ventilation specifications (J6)	Mechanical services schedule	Equipment type and efficiency, ductwork insulation, economy cycle, zoning and controls
Artificial lighting and power design (J7)	Lighting schedule or design intent	Illumination power density by area, control devices (motion, daylight, timers)
Heated water supply and pool/spa plant (J8, if present)	Spec	Equipment type, efficiency, pool/spa pump and cover if applicable
Energy monitoring and DER provisions (J9)	Written spec	Metering strategy, EV charging provision, solar PV and battery provision
Class 2 sole-occupancy units or Class 4 part, if present (J3)	Schedule	These portions are assessed against elemental provisions equivalent to Class 1 residences, similar to a NatHERS-style star rating requirement
Climate zone and jurisdiction	Confirmed in writing	Studio Bun confirms the applicable climate zone and any state-specific Section J variation once location is known
Planning permit or building	PDF	Only if design has progressed past concept stage

What Studio Bun delivers

- Element-by-element compliance assessment against Parts J4 to J9
- ABCB Glazing Calculator outputs for building fabric elements
- Compliance report suitable for the building surveyor
- Recommendations where a system doesn't yet meet its benchmark

A note on the elemental pathway

Each system under Parts J4 to J9 is assessed against its own fixed benchmark, so strong performance in one area — high-efficiency lighting, for instance — can't offset an under-specified building envelope elsewhere. Where a design leans on trade-offs between systems to reach an overall energy outcome, a Performance Solution (rather than the DtS pathway) may be the better route, and is worth flagging as early as possible.