

# CONSULTANT ADVICE NOTICE

**PROJECT: CROWS NEST METRO – OSD SITE B**

**CAN NO: A-002[1.0]**

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## BUILDING VENTILATION PROVISION REQUIREMENTS

The National Construction Code (NCC) Section F6D6, D7 & D8 stipulate ventilation requirements for various spaces in a building.

NCC Section F6D6 stipulates that a habitable room, sanitary compartment, bathroom, laundry and any other room occupied by a person for any purpose must have either natural ventilation complying with F6D7 or a mechanical ventilation system complying with AS 1668.2 and AS/NZS 3666.1.

NCC Section F6D7 stipulates that natural ventilation provided in accordance with F6D6 must consist of openings, windows, doors or other devices which can be opened. Further details can be found in the excerpt provided below.

NDY interpretation of the code requirements is that:

- If each room in the apartment is provided with its own openable window that complied with NCC F6D7 and
- The window ventilating area is not less than 5% of the room floor area

Then there is no mechanical ventilation system required for such room from NCC perspective.

Please note that this advice is based on NDY understanding of the National Construction Code in the capacity of Mechanical Services Consultant. It is recommended that a BCA consultant is consulted to confirm the above interpretation of the code requirements for the project.

**F6D6 Ventilation of rooms**

[2019: F4.5]

A *habitable room*, office, shop, factory, workroom, *sanitary compartment*, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have—

- (a) natural ventilation complying with F6D7; or
- (b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1.

**F6D7 Natural ventilation**

[2019: F4.6]

(1) Natural ventilation provided in accordance with F6D6(a) must consist of openings, *windows*, doors or other devices which can be opened—

- (a) with a ventilating area not less than 5% of the *floor area* of the room *required* to be ventilated; and
- (b) open to—
  - (i) a suitably sized court, or space open to the sky; or
  - (ii) an open verandah, carport, or the like; or
  - (iii) an adjoining room in accordance with F6D8.

(2) The requirements of (1)(a) do not apply to a Class 8 *electricity network substation*.

**F6D8 Ventilation borrowed from adjoining room**

[2019: F4.7]

Natural ventilation to a room may come through a *window*, opening, door or other device from an adjoining room (including an enclosed verandah) if both rooms are within the same *sole-occupancy unit* or the enclosed verandah is common property, and—

- (a) in a Class 2 building, a *sole-occupancy unit* of a Class 3 building or Class 4 part of a building—
  - (i) the room to be ventilated is not a *sanitary compartment*; and
  - (ii) the *window*, opening, door or other device has a ventilating area of not less than 5% of the *floor area* of the room to be ventilated; and
  - (iii) the adjoining room has a *window*, opening, door or other device with a ventilating area of not less than 5% of the combined *floor areas* of both rooms; and
- (b) in a Class 5, 6, 7, 8 (except a Class 8 *electricity network substation*) or 9 building—
  - (i) the *window*, opening, door or other device has a ventilating area of not less than 10% of the *floor area* of the room to be ventilated, measured not more than 3.6 m above the floor; and
  - (ii) the adjoining room has a *window*, opening, door or other device with a ventilating area of not less than 10% of the combined *floor areas* of both rooms; and

**F6D8**

**Health and amenity**

- (c) the ventilating areas specified in (a) and (b) may be reduced as appropriate if direct natural ventilation is provided from another source.

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