

PROPOSED POPUP WINE BAR AT MARKET PLACE, MANLY NSW 2095

BUILDING CODE OF AUSTRALIA 2019 INCL AMENDMENT 1 REVIEW

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DOCUMENT ACCEPTANCE

	Name	Signed	Date
Prepared and Verified by:	Philip Smillie Registered Certifier (Unrestricted)		21/10/21



1.0 Introduction and Documentation

The proposal is for the alterations to the existing Market Place outdoor dining area located at Manly NSW. The works comprise installation of a caravan for temporary use as a bar and rearrangement of chairs and tables. The area is in the vicinity of an external egress stairway serving the Manly Library.

This report contains a design philosophy review concerning the capability of the design to meet Building Code of Australia 2019 inclusive of amendment 1 (BCA) requirements. This review has found that the fundamental design is capable of meeting the requirements of BCA.

We have reviewed the submitted architectural documentation (provided to date) for compliance with the deemed-to-satisfy provisions of the Building Code of Australia. Where compliance with the deemed to satisfy provisions is not possible a schedule of alternate solutions will be required.

We have made every attempt to cover the main issues under Parts B, C, D, E, F, G, H, I and J of the Building Code of Australia. Areas of the design are still being refined so that resolution will be possible prior to the issue of a Construction Certificate for the works. This report does not assess the impact of the Disability Discrimination Act (DDA) which is outside the scope of the BCA.

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Documentation available and assessed – Drawings provided by SARM Architects numbered:

Drawings.	Drawing No.
Architectural	DA-01(p5) and DA-02(p2) dated October 2021





2.0 Use and Class of Building/s

Building Classification(s)	<ul style="list-style-type: none">• Class 9b Stair serving the Library discharging into an open space laneway – not being altered.• Class 10b Pergola and picket fencing.• No classification applicable to the Caravan as the Client states it is not a permanent structure.
Rise in Storeys	N/A
Type of Construction required	N/A

The caravan is on wheels and has a floor area of approx 4.5m x 2.7m = 12m² and is a temporary structure only.

The fenced off pop up area is 277m², however standing area is approx. 248m². We believe approx. 200m² is usable by the public @ 1m² / person allows an estimated population 200 persons and say 6 staff.

3.0 Construction & Fire Resistance Ratings

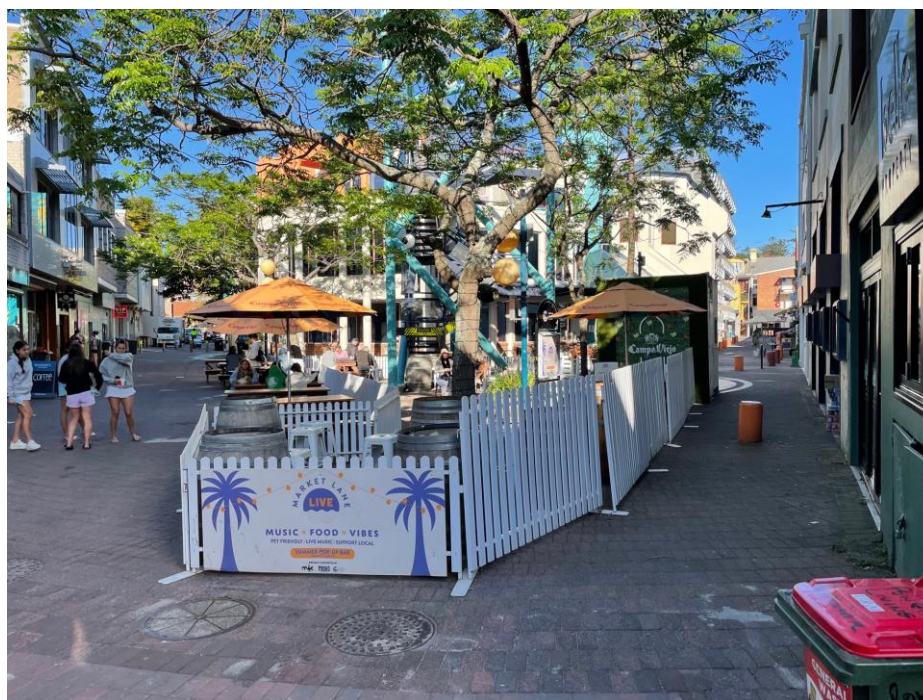
Part B - Structural Provisions

Any new structural works are to comply with BCA – Structural plans for the pergola designed by a structural engineer will be needed with any Construction Certificate (CC). *Compliance readily achievable*

Part C1 - Fire resistance and Stability.

Not applicable as the caravan is a temporary structure.

Fire Hazard Properties: Not applicable - it is understood the area is paved with bricks.



The current situation at 6 October 2021



Part C2 - Compartmentation & Separation – Not applicable.

Part C3 – Protection of Openings – Not applicable as the caravan is temporary structure only.

4.0 Section D Egress

Part D1 – Provision for Escape - Complies as the entire area is not roofed and is effectively open space. Pursuant to Clause D1.10 the discharge of the Library egress stair cannot be impeded by the new works, in which case all tables, chairs and fencing must be kept clear of the stair egress gate shown below. *The new works will comply.*



The perimeter fencing opening/s must have at least 2m wide aggregate egress point available. This allows up to 200 persons to be present.

Part D2 - Construction of Exits – N/A – it is assumed there will be no restrictive barrier installed at the main entry pergola area. All patrons using this area must be permitted to depart the area without obstructions.

Part D3 - Access for people with Disabilities

General Building Access Requirements: In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance for the patrons – *complies.*

The Bar Caravan may receive a BCA Clause D3.4 exemption based on the tasks needed to be carried out by Bar staff similar to that of a commercial kitchen.

Floor surface – *trip hazards in the paved floor area must be removed and confirmation is needed to ensure that no lips greater than 5mm high are present in the existing paver blocks.*

5.0 Section E - Fire Services & Equipment

Part E – Fire Fighting Equipment

- **Fire Hydrants** - not required.
- **Fire Hose-Reels** - not required.
- **Fire Extinguishers** – *at least one portable fire extinguisher is required at the caravan.*
- **Sprinklers** - not required.
- **Automatic Detection & Alarm System** - not required.



- **Smoke Exhaust System** - not required.
- **Exit and Emergency Lighting** - not required as there is no roof.

6.0 Health and Amenity Issues

Part F2 – Sanitary & Other facilities

Using an estimated population 200 persons (100 each sex) **the amount of facilities required** for patrons is:

- Male: 1 pan, 2 urinals, 2 wash basins and the ability to use 1 Unisex accessible WC
- Female: 3 pans, 2 wash basins and the ability to use 1 Unisex accessible WC

The nearby Library facilities are understood to contain this number of facilities **and signage is needed directing patrons to these toilets. The client needs to confirm with Council that the sanitary facilities are available at all times the pop up bar is operational.**

Part F4 – Lighting & Ventilation

The artificial lighting system serving the area would need to comply with AS/NZS 1680.0. *Electrical Consultant to provide details.*

Mechanical ventilation would not be applicable to this project.

7.0 Energy Efficiency

Only the new outdoor lighting system provided over the area would need to comply with the requirements of Part J of the BCA 2019 in terms of Energy Efficiency. Climate Zone is 5. *Electrical consultant comments needed at CC stage.*

8.0 Conclusion

We have assessed the proposed design to date and we have reviewed the scheme with respect to the Building Code of Australia 2019 inclusive of Amendment 1. The design is at a point where the inherent BCA philosophies have been checked.

The finer details with respect to BCA compliance can be finalised prior to the issue of a Construction Certificate.