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Building Code of Australia Capability Report

Get Sashimi
Retail 02 / 63-67 The Corso, Manly

18 December 2024

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01	Draft issued	17 December 2024
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The following report, documents the development and issue of this and each subsequent report(s) undertaken by InCode Solutions Pty Ltd.
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Contents

Building Code of Australia Capability Report

1. Executive Summary

(a) This report presents the findings of an assessment of the alterations for use as a food and drink premises at Retail 02 / 63-67 The Corso, Manly (the **development**), against the Deemed-to-Satisfy (**DTS**) provisions of Volume 1 of the Building Code of Australia, Edition 2022 (the **BCA**).

(b) In addition to the commentary and recommendations outlined in Parts 4 and 5, the assessment of the development identified variations with the following DTS provisions of the BCA:

(i) C2D14 - Ancillary elements, namely new signage

(ii) D3D9 - Enclosure of space under stairs and ramp, namely further enclosing of the space via the installation of double doors

(iii) D3D16 -Threshold, namely the threshold of the new entry door

(iv) D4D2 - General building access requirements, namely the internal circulation space to the new entry door

(v) E1D4 - Sprinklers, namely relocated sprinkler booster, protection of relocated sprinkler booster and relocated sprinkler alarm valves

(vi) F5D2 - Height of rooms and other spaces, namely shopfront, dining and BOH kitchen ceilings

(c) In summary, the assessment found that compliance with the BCA is capable, subject to compliance with Parts 4-6 at construction certificate stage. Hence, no impediment to the issuing of a development consent from a BCA perspective.

2. Introduction

2.1. General

This report presents the findings of an assessment of the development at Retail 02 / 63-67 The Corso, Manly, against the DTS provisions of the BCA.

2.2. Report Basis, Limitations & Assumptions

(a) The purpose of this is to provide an assessment of the development against the DTS provisions of the BCA.

(b) It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken:

(i) The existing building, except as noted otherwise.

(ii) The following DTS provisions of the BCA:

(A) Precautions during construction;

(B) Provision for special hazards; and

(C) Energy efficiency.

(iii) Work Health and Safety Act 2011 and Regulation.

(iv) Work Health and Safety Regulation 2017.

(v) SafeWork NSW requirements.

(vi) The individual requirements of telecommunication and utility providers.

(vii) The Disability Discrimination Act 1992.

(viii) The requirements of the Australian Standards (**AS**) or Australian/New Zealand Standards (**AS/NZS**).

(ix) Consideration of the impact that the development has on any existing or future performance solutions and the like that are or to be implemented within the subject building.

(x) Consideration of any fire services operations (including hydraulic, electrical or other systems).

(xi) Determining full compliance with the DTS provisions of the BCA.

(c) The following assumptions have been used in the assessment:

(i) The food and drink premises will not contain more than 10 employees at any one time;

(ii) The food and drink premises will not contain more than 20 patrons at any one time; and

(iii) The accessible unisex sanitary facility is allocated to employees of the food and drink premises.

2.3. Regulatory Framework

The following legislation has been considered in the formulation of this report:

(a) Environmental Planning and Assessment Act 1979.

(b) Environmental Planning and Assessment Regulation 2021.

(c) Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

2.4. Information Sources

The following information has been used in the formulation of this report:

(a) Architectural plans prepared by Liteco Studio.

(b) Plan of management prepared by Liteco Studio.

(c) Fire Engineering Report prepared by E-Lab Consulting (the **Existing FER**).

3. Development Description

3.1. General

In accordance with the BCA, the assessment undertaken relates to the development.

3.2. Building Description

Table 1 below outlines key classification criteria for the building or part (development) in accordance with the BCA.

BCA clause		
Schedule 1	Effective height	~8.77m (building)
A6	Classification	Class 6 (part)
C2D2	Type of construction	Type A Construction (building)
C2D3	Rise in storeys	Rise in storeys of 4 (building)

Table 1 – DTS criteria

4. BCA Assessment Summary

4.1. General

(a) The following table summarises the compliance status of the development in terms of each applicable DTS provision of the BCA and indicates a capability for compliance with the BCA.

(b) For those instances, commentary and recommendations are provided within Parts 5-6.

(c) For clarity, only the development has been considered in the below assessment.

4.2. Section B – Structure

BCA Clause		Status
B1D2	Resistance to actions	Refer to Part 5
B1D3	Determination of individual actions	Refer to Part 5
B1D4	Determination of structural resistance of materials and forms of construction	Refer to Part 5

4.3. Section C – Fire Resistance

BCA Clause		Status
C2D10	Non-combustible building elements	Refer to Part 5
C2D11	Fire hazard properties	Refer to Part 5
C2D14	Ancillary elements	Refer to Parts 5 and 6
C3D3	General floor area and volume limitations	Complies
C4D3	Protection of openings in external walls	Complies
C4D15	Openings for service installations	Refer to Parts 5 and 6
C4D16	Construction joints	Refer to Parts 5 and 6

4.4. Section D – Access and Egress

BCA Clause		Status
D2D3	Number of exits required	Complies
D2D5	Exit travel distances	Complies
D2D7	Heights of exits, paths of travel to exits and doorways	Refer to Part 5
D2D8	Width of exits and paths of travel to exits	Refer to Part 5
D2D9	Width of doorways in exits or paths of travel to exits	Refer to Part 5
D2D10	Exit width not to dimmish in direction of travel	Complies
D2D14	Travel by non-fire-isolated stairways or ramps	Complies
D2D15	Discharge from exits	Complies
D3D8	Installations in exits and paths of travel	Refer to Part 5
D3D9	Enclosure of space under stairs and ramps	Refer to Parts 5 and 6
D3D14	Goings and risers	Refer to Part 5
D3D15	Landings	Refer to Part 5
D3D16	Thresholds	Refer to Parts 5 and 6
D3D24	Doorways and doors	Complies
D3D25	Swinging doors	Refer to Part 5
D4D2	General building access requirements	Refer to Part 5
D4D4	Parts of buildings to be accessible	Complies
D4D5	Exemptions	Refer to Part 5
D4D7	Signage	Refer to Part 5
D4D9	Tactile indicators	Refer to Part 5
D4D13	Glazing on an accessway	Refer to Part 5

4.5. Section E – Services and Equipment

BCA Clause	Status

E1D2	Fire hydrants	Refer to Parts 5 and 6
E1D4	Sprinklers	Refer to Parts 5 and 6
E1D14	Portable fire extinguishers	Refer to Parts 5 and 6
E2	Smoke hazard management	Refer to Parts 5 and 6
E4D2	Emergency lighting requirements	Refer to Parts 5 and 6
E4D3	Measurement of distance	Refer to Part 6
E4D4	Design and operation of emergency lighting	Refer to Part 6
E4D5	Exit signs	Refer to Parts 5 and 6
E4D6	Direction signs	Refer to Parts 5 and 6
E4D8	Design and operation of exit signs	Refer to Part 6

4.6. Section F – Health and Amenity

BCA Clause		Status
F2D4	Floor wastes	Refer to Part 5
F3D3	Sarking	Refer to Part 5
F3D4	Glazed assemblies	Refer to Part 5
F3D5	Wall cladding	Refer to Part 5
F4D4	Facilities in Class 3 to 9 buildings	Refer to Part 5
F5D2	Height of rooms and other spaces	Refer to Part 5
F6D5	Artificial lighting	Refer to Part 5
F6D6	Ventilation of rooms	Refer to Part 5
F6D9	Airlocks	Complies

5. Commentary and Recommendations

5.1. General

(a) With reference to the 'BCA Assessment Summary' contained within Part 4, the following commentary and recommendations are provided.

(b) This commentary and recommendations are formulated for demonstrating compliance with the relevant provisions of the BCA.

5.2. Section B – Structure

B1D2

The resistance of a building or structure must be greater than the most critical action effect resulting from different combinations of actions, where:

(a) The most critical action effect on a building or structure is determined in accordance with B1D3 and the general design procedures contained in AS/NZS1170.0-2002; and

(b) The resistance of a building or structure is determined in accordance with B1D4.

B1D3

The magnitude of individual actions must be determined in accordance with this clause (i.e. permanent actions, imposed actions, wind, snow & ice, earthquake, etc. actions).

B1D4

The structural resistance of materials and forms of construction must be determined in accordance with the following, as appropriate:

(a) Masonry – AS 3700-2018.

(b) Concrete – AS 3600-2018.

(c) Steel – AS4100-2020 or AS/NZS4600-2018.

(d) Aluminium construction: AS/NZS1664.1-1997 or AS/NZS1664.2-1997.

(e) Timber – AS1720.1-2010.

(f) Glazed assemblies in an external wall – AS2047-2014.

(g) Glazed assemblies not in an external wall – AS1288-2021.

(h) Termite risk management (where a primary building element is subject to attack by subterranean termites) – AS3660.1-2014.

(i) Particleboard structural flooring - AS1860.2-2006.

5.3. Section C – Fire Resistance

C2D10

(a) The following building elements and their components must be non-combustible:

(i) External walls, including all components incorporated in them including the facade covering, framing and insulation.

(ii) The flooring and floor framing of lift pits.

(iii) Non-loadbearing internal walls having an FRL.

(b) A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of non-combustible construction.

(c) A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shaft, must comply with Specification 5.

(d) The requirements of (a) and (b) do not apply to:

(i) Gaskets.

(ii) Caulking.

(iii) Sealants.

(iv) Termite management systems.

(v) Glass (including laminated glass) and associated adhesives, including tapes.

(vi) Thermal breaks associated with glazing systems or external wall systems, where the thermal breaks are no larger than necessary to achieve thermal objectives; and do not extend beyond one storey; and do not extend beyond one fire compartment.

(vii) Damp-proof courses.

(viii) Compressible fillers and backing materials, including those associated with articulation joints, closing gaps not wider than 50mm.

(ix) Isolated:

(A) Construction packers and shims;

(B) Blocking for fixing fixtures;

(C) Fixings, including fixing accessories; or

(D) Acoustic mounts.

(x) Waterproofing materials applied to the external face, used below ground level and up to 250mm above ground level.

(xi) Joint trims and joint reinforcing tape and mesh of a width not greater than 50mm.

(xii) Weather sealing materials, applied to gaps not wider than 50mm, used within and between concrete elements.

(xiii) Wall ties and other masonry components complying with AS2699.1-2020 and AS2699.2-2020 as appropriate and associated with masonry wall construction.

(xiv) Reinforcing bars and associated minor elements that are wholly or predominantly encased in concrete or grout.

(xv) A paint, lacquer or a similar finish or coating.

(xvi) Adhesives, including tapes, associated with stiffeners for cladding systems.

(xvii) Fire-protective materials and components required for the protection of penetrations.

(e) The following materials when entirely composed of itself, are combustible and may be used wherever a non-combustible material is required:

(i) Concrete.

(ii) Steel, including metallic coated steel.

(iii) Masonry, including mortar.

(iv) Aluminium, including aluminium alloy.

(v) Autoclaved aerated concrete, including mortar.

(vi) Iron.

(vii) Terracotta.

(viii) Porcelain.

(ix) Ceramic.

(x) Natural stone.

(xi) Copper.

(xii) Zinc.

(xiii) Lead.

(xiv) Bronze.

(xv) Brass.

(f) The following materials maybe used where a non-combustible material is required:

(i) Plasterboard.

(ii) Perforated gypsum lath with a normal paper finish.

(iii) Fibrous-plaster sheet.

(iv) Fibre-reinforced cement sheeting.

(v) Prefinished metal sheeting with a combustible surface finish not exceeding 1mm thickness and where the Spread-of-Flame Index of the product is not greater than 1.

(vi) Sarking-type materials that do not exceed 1mm in thickness and have a Flammability Index is not greater than 5.

(vii) Bonded laminated materials where:

(A) Each lamina, including any core, is non-combustible;

(B) Each advise layer does not exceed 1mm in thickness and the total thickness of adhesive layers does not exceed 2mm; and

(C) The Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectfully.

(D) When located externally, are fixed in accordance with C2D15.

C2D11

The fire hazard properties for materials must be as follows:

(a) Floor linings and floor coverings

(i) A critical radiant flux not less than 2.2kW/m^2;

(ii) A maximum smoke development rate of 750 percent-minutes; and

(iii) A Group 1 or Group 2 material for any portion of the floor covering that continues more than 150mm up a wall.

(b) Wall linings and ceiling linings

(i) Be a Group 1, Group 2 or Group 3 material; and

(ii) A smoke growth rate index of not more than 100 or an average specific extinction area less than 250m^2/kg.

(c) Air-handling ductwork

(i) Rigid and flexible ductwork complying with the fire hazard properties set out in AS4254-2012.

(d) Other materials

(i) Sarking-type materials having a Flammability Index not more than 5. Note a material other than one located within a fire-isolated exit, maybe covered on all faces by concrete or masonry not less than 50mm thick, as an alternative to meeting the specified indices.

(ii) Other materials and insulation materials having a Spread-of-Flame Index of not more than 9 and a Smoke-Developed Index of not more than 8 if the Spread-of-Flame Index is more than 5. Note:

(A) A material other than one located within a fire-isolated exit, maybe covered on all faces by concrete or masonry not less than 50mm thick, as an alternative to meeting the specified indices.

(B) In the case of a composite member or assembly, the member of assembly must be constructed so that when assembled as proposed in a building:

i. Any material which does not comply with the above is protected on all sides and edges from exposure to the air;

ii. The member or assembly, when tested to Schedule 6 has a Spread-of-Flame Index and a Smoke-Developed-Index not exceeding this presented above; and

iii. The member of assembly retains the protection in position so that it prevents ignition of the material and

continues to screen it from access to free air for a period of not less than 10mins.

C2D14

An ancillary element must not be fixed, installed, attached to or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following:

(a) An ancillary element that is non-combustible.

(b) A gutter, downpipe or other plumbing fixture or fitting.

(c) A flashing.

(d) A grate or grille not more than 2m2 in area associated with a building service.

(e) An electrical switch, socket-outlet, cover plate or the like.

(f) A light fitting.

(g) A required sign.

(h) A sign other than one provided under (a) or (g) that:

  (i) Achieves a group number of 1 or 2;

  (ii) Does not extend beyond one storey;

  (iii) Does not extend beyond one fire compartment; and

  (iv) Is separated vertically from other signs permitted under (h) by at least 2 storeys.

(i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that:

  (i) Meets the requirements of Table S7C7 as for an internal element; and

  (ii) Serves a storey:

    (A) At ground level; or

    (B) Immediately above a storey at ground level; and

  (iii) Does not serve an exit, where it would render the exit unusable in a fire.

(j) A part of a security, intercom or announcement system.

(k) Wiring.

(l) Waterproofing material installed in accordance with AS4654.2-2012 and applied to an adjacent floor surface, including vertical upturn, or a roof surface.

(m) Collars, sleeves and insulation associated with services installations.

(n) Screens applied to vents, weepholes and gaps complying with AS3959-2018.

(o) Wiper and brush seals associated with doors, windows or other openings.

(p) A gasket, caulking, sealant or adhesive directly associated with (a) to (o).

Limitations

(a) The above does not apply to ancillary elements fixed, installed or attached to the internal face or lining of an external wall.

Notes

(a) Ancillary elements fixed, installed or attached to the internal face or lining of an external wall may be subject to other provisions such as C2D11.

Attention is directed but not limited to the new signage that is not covered by the existing FER.

C4D13 Where a service passes through a floor required to have an FRL, that service must be protected in accordance with C4D15.

C4D15 Where an electrical, electronic, plumbing, mechanical ventilation, air conditioning or other service penetrates a building element (other than an external wall or roof) that is required to have an FRL with respect to integrity or insulation, that installation must comply with this clause.

C4D16 Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner:

(a) Identical with a prototype tested in accordance with AS4072.1-2005 and AS1530.4-2014 to achieve the required FRL; or

(b) That differs from a prototype in accordance with Section 4 of AS4072.1-2005 and achieves the required FRL.

5.4. Section D – Access and Egress

D2D7 In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2m, except the unobstructed height of any doorway may be reduced to not less than 1980mm.

D2D8 The unobstructed width of each required exit or path of travel to an exit (EXCEPT for doorways) must be not less than 1m.

D2D9 In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than 750mm.

D3D8

(a) Gas or other fuel services must not be installed in a required exit.

(b) Services or equipment enclosed in accordance with (c) may be installed in a required exit, or in any corridor, hallway, lobby or the like leading to a required exit, where that service or equipment comprises:

(i) Electricity meters, distribution boards or ducts;

(ii) Central telecommunications distribution boards or equipment; or

(iii) Electrical motors or other motors serving equipment in the building.

(c) An enclosure for the purposes of (b) must be suitably sealed against smoke spreading from the enclosure and be:

(i) Non-combustible construction; or

(ii) A fire-protective covering (i.e. 1 layer of 13mm fire-protective grade plasterboard).

D3D9

The space below a required non fire-isolated stairway must not be enclosed to form a cupboard or other enclosed space unless:

(a) The enclosing walls and ceilings have an FRL of not less than 60/60/60; and

(b) Any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door.

Attention is directed to the space below the required non fire-isolated stairway that is being further enclosed via the installation of double doors which varies from what was covered in the existing FER.

D3D16

(a) The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless:

  (i) In a building required to be accessible by D4, the doorway:

    (A) Opens to a road or open space; and

    (B) Is provided with a threshold ramp or step ramp in accordance with AS1428.1-2009; or

  (ii) In other cases:

    (A) The doorway opens to a road or open space, external stair landing or external balcony; and

    (B) The door sill is not more than 190mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.

(b) Attention is directed to the entry door, which incorporates a walkway at a point closer than the width of the door leaf on the internal side.

(c) In this regard, it is recommended to pursue a Performance Solution (**PS**) justifying the arrangement at construction certificate stage.

D3D25

The bi-fold doors must be fitted with a device for holding the active leaf in the open position when the doors are in the closed position.

D4D2

(a) Access must be provided to and within all areas normally used by the occupants.

(b) Attention is directed to the entry door, which incorporates a circulation space steeper 1:40 in part on the internal side (being 1:22).

(c) In this regard, it is recommended to pursue a PS justifying the arrangement at construction certificate stage.

D4D5

The following areas are not requried to be accessible:

(a) Ground level

  (i) FOH Kitchen;

  (ii) BOH Kitchen; and

  (iii) BOH containing existing accessible unisex sanitary facility, lobby and below the required non fire-isolated stairway.

(b) Mezzanine level

(i) Storage.

D4D7

In a building required to be accessible:

(a) Braille and tactile signage complying with Specification 15 must identify each door required by E4D5 to be provided with an exit sign and state:

(i) "Exit"; and

(ii) "Level"; and the floor level number or floor level descriptor, or a combination of the two.

D4D9

(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching:

(i) A stairway; and

(ii) In the absence of a suitable barrier:

(A) An overhead obstruction less than 2 m above floor level, other than a doorway,

except for areas exempted by D4D5.

(b) Tactile ground surface indicators required by (a) must comply with Sections 1 and 2 of AS/NZS1428.4.1-2009.

D4D12

On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1-2009.

5.5. Section E – Services and Equipment

E1D2

(a) Fire hydrant coverage complying with AS2419.1-2021 via the existing street hydrant must maintained to the development.

(b) The plans and specifications are to be endorsed by a suitably accredited practitioner (fire safety) as part of the construction certificate application.

E1D4

(a) Sprinkler coverage complying with AS2118.1-2017 via the existing sprinkler system must be maintained.

(b) The plans and specifications are to be endorsed by a suitably accredited practitioner (fire safety) as part of the construction certificate application.

(c) Attention is directed but not limited to the following:

(i) Location of the sprinkler booster that is being relocated

(ii) Protection of the sprinkler booster that is being relocated

(iii) Location of the sprinkler alarm valves that are being relocated further into Retail 02

(d) In this regard, it is recommended that a new Fire Engineering Report (**New FER**) be pursued for any variations with this clause at construction certificate stage.

E1D14

Portable fire extinguishers complying with AS2444-2001 must be installed to cover:

(a) Class F fire risks involving cooking oils and fats in kitchens.

(b) Class B fire risks in locations where flammable liquids in excess of 50 litres are stored or used.

(c) Class A fire risks as the existing FER permits the omission of fire hose reels.

E2

(a) Fire detection coverage complying with AS1670.1-2018 via the existing smoke detection system must be maintained.

(b) Building occupant warning coverage complying with AS1670.1-2018 via the existing building occupant warning system must be maintained.

(c) The plans and specifications are to be endorsed by a suitably accredited practitioner (fire safety) as part of the construction certificate application.

E4D2

Emergency lighting complying with AS/NZS2293.1-2018 must be installed throughout to the requirements of this clause.

E4D5

Exit signs complying with AS/NZS2293.1-2018 must be installed above or adjacent the doors serving as an exit.

E4D6

If an exit, is not clear to persons occupying or visiting the development, then exit signs complying with AS/NZS2293.1-2018 must be installed in appropriate positions in corridors, hallways, lobbies and the like, indicating the direction to the required exits.

5.6. Section F – Health and Amenity

F2D4

Where a floor waste is installed:

(a) The minimum continuous fall of a floor plane to the waste must be 1:80; and

(b) The maximum continuous fall of a floor plane to the waste must be 1:50.

F3D3

Sarking-type materials used for weatherproofing of walls must comply with AS4200-2017.

F3D4

(a) The following glazed assemblies in an external wall must comply with the requirements of AS2047-2014 for resistance to water penetration:

  (i) Windows.

  (ii) Sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame.

  (iii) Adjustable louvres.

  (iv) Shopfronts.

(b) The following glazed assemblies need not comply with the above:

  (i) All glazed assemblies not in an external wall.

  (ii) Revolving doors.

  (iii) Fixed louvres.

  (iv) Skylights, roof lights and windows in other than the vertical plane.

(v) Sliding and swinging glazed doors without a frame.

(vi) Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS2047-2014.

(vii) Second-hand windows, re-used windows and recycled windows.

(viii) Heritage windows.

F3D5

(a) External wall cladding must comply with one or a combination of the following:

(i) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700-2018.

(ii) Autoclaved aerated concrete: AS 5146.3-2018.

(iii) Metal wall cladding: AS1562.1-2018.

(b) Any external wall cladding not mentioned above may require a performance solution from an appropriately qualified person such as a professional engineer at construction certificate stage

F4D4

Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females, being the existing accessible unisex sanitary facility.

F5D2

(a) Unobstructed heights must be as follows:

(i) Generally – not less than 2.4m;

(ii) Corridors, sanitary compartment, storeroom and the like – not less than 2.1m; and

(iii) Above a stairway and ramp – not less than 2m.

(b) Exposed beams are permitted to encroach below the minimum ceiling height, but care should be taken to make sure that adequate height is still available, which is the case in this instance for the Mezzanine Level.

(c) Attention is directed but not limited to the following:

(i) Shopfront ceiling, which is currently 2.4m excluding services below ceiling level;

(ii) Dining ceiling, which is currently 2.4m excluding services below; and

(iii) BOH Kitchen ceiling, which is currently 2.4m excluding services below.

F6D5

Artificial lighting complying with AS/NZS1680.0-2009 must be installed:

(a) In stairways.

(b) To all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress.

F6D6

A habitable room, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have:

(a) Natural ventilation (being permanent openings, windows, doors or other devices which can be opened with an aggregate opening or openable size not less than 5% of the floor area of the room required to be ventilated;

and are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like); or

(b) Mechanical ventilation system complying with AS1668.2-2012.

6. Fire Safety Measures

The fire safety measures listed below are to be installed to the commentary contained in Parts 4-6.

Fire safety measure	Minimum standard of performance
1. Automatic fire detection and alarm system	▪ AS1670.1-2018 ▪ Existing FER
2. Automatic fire suppression system (sprinklers)	▪ E1D4, E1D6, Specification 17 and Specification 18 of the BCA (as appropriate) ▪ Existing FER ▪ New FER
3. Building occupant warning system	▪ Clause 3.22 of AS1670.1-2018 ▪ Existing FER
4. Emergency lighting	▪ E4D2, E4D3 and E4D4 of the BCA ▪ AS/NZS2293.1-2018
5. Exit signs	▪ E4D5, E4D6 and E4D8 of the BCA ▪ AS/NZS2293.1-2018
6. Fire alarm communication link	AS1670.3-2018
7. Fire dampers (if installed)	▪ C4D15 of the BCA ▪ AS1668.1-2015
8. Fire hydrant system (street hydrant)	▪ E1D2 of the BCA ▪ AS2419.1-2021
9. Fire seals protecting openings in fire-resisting components of building	▪ C4D15, C4D16 & Specification 13 of the BCA ▪ AS4072.1-2005 & AS1530.4-2014
10. Portable fire extinguishers	▪ E1D14 of the BCA ▪ AS2444-2001

11. Existing FER addressing variations with: Existing FER
    - C2D2
    - C2D14
    - C3D7
    - D2D8
    - D3D9
    - D3D24
    - E1D3
    - E1D4 (sprinkler booster assembly location)
    - E1D4 (sprinkler booster assembly protection)
    - E1D4 (sprinkler alarm valve location)
12. New FER addressing variations with: New FER
    - C2D14
    - D3D9
    - E1D4 (sprinkler booster assembly location)
    - E1D4 (sprinkler booster assembly protection)
    - E1D4 (sprinkler alarm valve location)

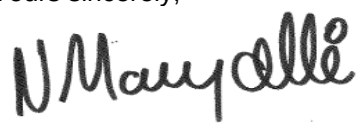
7. Conclusion

7.1. General

Having regard to the above, compliance with the BCA is capable, subject to compliance with Parts 4-6. at construction certificate stage. Hence, no impediment to the issuing of a development consent from a BCA perspective.

If you require any further assistance or have any additional queries, please do not hesitate in contacting us directly.

Yours sincerely,



Nehme Moujalli
Director
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