

BUILDING CODE OF AUSTRALIA COMPLIANCE ASSESSMENT REPORT

22 CENTRAL AVE, MANLY

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REPORT NO. ► 12451

PREPARED FOR ► Four Towns Planning

PREPARED BY ► AE&D



AEDGROUP

Innovation & expertise in building regulations



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1.0 EXECUTIVE SUMMARY AND RECOMMENDATIONS

This report provides a Building Code of Australia (BCA) 2022 assessment of ground floor retail and Gym, to be located at 22 Central Ave, Manly.

The primary purpose of this report is to identify the non-compliance matters contained in the proposed design against the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance recommendations to overcome the DTS non-compliances.

1.1 Recommendations

The following is a list of Deemed-to-Satisfy Provisions that should be addressed either by design amendments, additional information **OR** by way of an Performance Solution:

BCA Clause	Deemed-to-Satisfy Provision to be addressed
D2D3 Number of exits required [2019: D1.2]	<p>The Breakout room 11 of the Healing care centre requires an exit which is shown on fit out plans but not base building elevations.</p> <p>Rumble Studio will require a Performance Solution to address a single Exit from the building as the building is over 25.0m in effective height.</p>
D3D14 Goings and risers [2019: D2.13]	<p>Further details of the Step down shall form part of each Construction Certificate.</p>
F4D4 Facilities in Class 3 to 9 buildings [2019: F2.3]	<p>Class 9b sporting venues must be provided with one shower for each 10 participants or part thereof. Therefore 4 Showers may be required.</p> <p>Sanitary facilities are not permitted to be shared.</p> <p>It is the opinion of AED that a Performance Solution should be prepared to justify the installation as complying with the Performance Requirements of the BCA.</p>
F4D5 Accessible sanitary facilities [2019: F2.4]	<p>Accessible Sanitary facilities are required to be provided at each bank of Sanitary facilities.</p>
F4D7 Accessible unisex showers [2019: Table F2.4b]	<p>An Accessible Uni sex Shower is required</p>

2.0 INTRODUCTION

This report provides a Building Code of Australia (BCA) 2022 assessment of the proposed ground floor retail and Gym, to be located at 22 Central Road Manly.

This report provides a BCA assessment table in Section 3.0 that summarises the identified non-compliance matters and offers specific recommendations.

2.1 Basis of Report

The key basis of this report is to address compliance with the Building Code of Australia (BCA) 2022. The scope of services is limited to Sections C – “Fire Resistance”, Section D – “Access & Egress”, Section E – “Services & Equipment”, Section F “Health and Amenity”, Section G “Ancillary Provisions” and Section I “Special use Buildings”

This report is based on a desktop assessment of the proposed plans, with specific reference to the following:

- Architectural plans prepared by Urbain Architecture, Motivo & Archisoul Architects Drawing Numbers:

Drawing Title	Drawing No.	Revision	Dated
Cover Sheet	A00	-	23/08/2021
Ground Floor Level Existing	A01	-	23/08/2021
Ground Floor Level Demolition	A02	-	23/08/2021
Ground Floor Level Proposed	A03	-	23/08/2021
East Elevation	A04	-	23/08/2021
West Elevation	A05	-	23/08/2021
South Elevation	A06	-	23/08/2021
Section A & B	A07	-	23/08/2021
Tenancy 1 JiuJitsu Plan	-	-	-
General Arrangement Floor Plan	A100	A	15/12/2022
Option 1 Plan	SK.1	02	17/03/2023
Option 1 Perspectives & Section	SK.3	01	17/03/2023

- The Building Code of Australia 2022, prepared by the Australian Building Codes Board.
- The Guide to the BCA 2022, prepared by the Australian Building Codes Board.

2.2 Purpose of the Report

The purpose of this report is to assess the following:

- Assessment under the current Building Code of Australia 2022 and list any departures from the BCA 2022.
- Provide recommendations to address identified non-compliances, and/or identify potential alternative solutions.

2.3 Limitations of the Report

This report does not assess the following:

- Access and facilities for people with disabilities is addressed however compliance with Disability Discrimination Act 1992 (DDA) is outside the scope of this report. It should be noted that BCA compliance does not necessarily meet the requirements of the Disability Discrimination Act (DDA).
- Reporting on hazardous materials, OH&S matters or site contamination

- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building
- Consideration of any fire services operations (including hydraulic, electrical or other systems)
- Assessment of plumbing and drainage installations, including stormwater
- Assessment of mechanical plant operations, electrical systems or security systems
- Heritage significance
- Consideration of energy or water authority requirements
- Consideration of Council's local planning policies
- Environmental or planning issues
- Requirements of statutory authorities
- Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported, however invasive or intrusive inspections have not been carried out)
- Section J of the BCA is not considered.
- Provision of any construction approvals or certification under Part 6A of the Environmental Planning & Assessment Act 1979.
- Glazing, shading, lighting calculations and the like required by Section J of the BCA not been carried out
- This assessment excludes BCA clauses D4D2-D4D13 (Inclusive), E3D6 and F4D5. Refer to separate access consultant's report.
- BCA 2022 does not directly specify slip-resistance classification(s) for all *accessible paths of travel*; however, we highlight the need under AS 1428.1-2009 for all *accessible paths of travel* to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.

3.0 BCA ASSESSMENT DATA

The following data is provided in respect to review of the building under the Building Code of Australia 2022 in respect to the compliance assessment of the ground floor proposal for retail and gym, to be located at 22 Central Road, Manly.

BCA Building Classifications:	6 (retail) 9b (Gym) 2 (Residential main building)
Building rise in storeys:	Approx 15 (determined in accordance with C1.2 of the BCA).
Type of Construction:	Type A (determined in accordance with C1.1 of the BCA)
Effective Height (m):	>25.0m

3.1 Population assessment

- The Uses and Floor areas are follows: -

• Retail	• Retail 1	• Retail 2	• Retail 3
• Classification	• 9b (Gym)	• 9b (Gym)	• 6 (retail)
• Floor area	• 162.84	• 219.64	• 118.68
• Population	• 42	• 48	• 6

4.0 BCA ASSESSMENT SUMMARY

The following table details the BCA compliance of the assessed design.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Section C Fire resistance					
Part C2 Fire resistance and stability					
C2D1 Deemed-to-Satisfy Provisions [2019: C1.0]			X		Informational clause. Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements C1P1 to C1P9 are satisfied by complying with— (a) C2D2 to C2D14, C3D2 to C3D15 and C4D2 to C4D17; and (b) in a building containing an atrium, Part G3; and (c) for additional requirements for Class 9b buildings, Part I1; and (d) for farm sheds, Part I3.
C2D2 Type of construction required [2019: C1.1]				X	(1) The minimum Type of fire-resisting construction of a building must be determined in accordance with Table C2D2, except as allowed for— (a) certain Class 2, 3 or 9c buildings in C2D6; and (b) a Class 4 part of a building located on the top storey in C2D4(2); and (c) open spectator stands and indoor sports stadiums in C2D8 (2) Each building element must comply with Specification 5 as applicable.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS															
					<table><tr><th>Rise in storeys</th><th>Class of building 2, 3, 9</th><th>Class of building 5, 6, 7, 8</th></tr><tr><td>4 of more</td><td>A</td><td>A</td></tr><tr><td>3</td><td>A</td><td>B</td></tr><tr><td>4</td><td>B</td><td>C</td></tr><tr><td>1</td><td>C</td><td>C</td></tr></table>	Rise in storeys	Class of building 2, 3, 9	Class of building 5, 6, 7, 8	4 of more	A	A	3	A	B	4	B	C	1	C	C
Rise in storeys	Class of building 2, 3, 9	Class of building 5, 6, 7, 8																		
4 of more	A	A																		
3	A	B																		
4	B	C																		
1	C	C																		
C2D3 Calculation of rise in storeys [2019: C1.2]			X		<p>Informational clause.</p> <p>(1) The rise in storeys is the sum of the greatest number of storeys at any part of the external walls of the building and any storeys within the roof space—</p> <p>(a) above the finished ground next to that part; or</p> <p>(b) if part of the external wall is on the boundary of the allotment, above the natural ground level at the relevant part of the boundary.</p> <p>(2) A storey is not counted if—</p> <p>(a) it is situated at the top of the building and contains only heating, ventilating or lift equipment, water tanks, or similar service units or equipment; or</p> <p>(b) it is situated partly below the finished ground and the underside of the ceiling is not more than 1 m above the average finished level of the ground at the external wall, or if the external wall is more than 12 m long, the average for the 12 m part where the ground is lowest.</p> <p>(3) In a Class 7 or 8 building, a storey that has an average internal height of more than 6 m is counted as—</p> <p>(a) one storey if it is the only storey above the ground; or</p> <p>(b) 2 storeys in any other case.</p> <p>(4) For the purposes of calculating the rise in storeys of a building—</p> <p>(a) a mezzanine is regarded as a storey in that part of the building in which it is situated if its floor area is more than 200 m² or more than 1/3 of the floor area of the room, whichever is the lesser; and</p> <p>(b) two or more mezzanines are regarded as a storey in that part of the building in which they are situated if they are at or near the same level and have an aggregate floor area more than 200 m² or more than 1/3 of the floor area of the room, whichever is the lesser.</p>															
C2D4 Buildings of multiple classification [2019: C1.3]			X		<p>Informational clause.</p> <p>(1) In a building of multiple classifications, the Type of construction required for the building is the most fire-resisting Type resulting from the application of Table C2D2 on the basis that the classification applying to the top storey applies to all storeys.</p> <p>(2) In a building containing a Class 4 part on the top storey, for the purpose of (1), the classification applying to the top storey must be—</p> <p>(a) when the Class 4 part occupies the whole of the top storey, the classification applicable to the next highest storey; or</p> <p>(b) when the Class 4 part occupies part of the top storey, the classification applicable to the adjacent part.</p>															



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
C2D5 Mixed types of construction [2019: C1.4]			X		Not applicable
C2D6 Two storey Class 2, 3 or 9c buildings [2019: C1.5]			X		Not applicable
C2D7 Class 4 parts of buildings [2019: C1.6]			X		Not applicable
C2D8 Open spectator stands and indoor sports stadiums [2019: C1.7]			X		Not applicable
C2D9 Lightweight construction [2019: C1.8]				X	<p>(1) Lightweight construction must comply with Specification 6 if it is used in a wall system—</p> <p>(a) that is required to have an FRL; or</p> <p>(b) for a lift shaft, stair shaft or service shaft or an external wall bounding a public corridor including a non fire-isolated passageway or non fire-isolated ramp, in a spectator stand, sports stadium, cinema or theatre, railway station, bus station or airport terminal.</p> <p>(2) If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if—</p> <p>(a) the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to prevent indenting; and</p> <p>(b) the column is liable to be damaged from the movement of vehicles, materials or equipment, then the covering must be protected by steel or other suitable material.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><i>Lightweight construction:</i> Construction which incorporates or comprises—</p> <p>(a) sheet or board material, plaster, render, sprayed application, or other material similarly susceptible to damage by impact, pressure or abrasion; or</p> <p>(b) concrete and concrete products containing pumice, perlite, vermiculite, or other soft material similarly susceptible to damage by impact, pressure or abrasion; or</p> <p>(c) masonry having a width of less than 70 mm</p> </div> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C2D10				X	<p>(1) In a building required to be of Type A or B construction, the following building elements and their components must be non-combustible:</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Non-combustible building elements [2019: C1.9]					<p>(a) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation.</p> <p>(b) The flooring and floor framing of lift pits. (c) Non-loadbearing internal walls where they are required to be fire-resisting.</p> <p>(2) 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 in—</p> <p>(a) a building required to be of Type A construction; and</p> <p>(b) a building required to be of Type B construction, subject to C3D11, in—</p> <p>(i) a Class 2, 3 or 9 building; and</p> <p>(ii) a Class 5, 6, 7 or 8 building if the shaft connects more than 2 storeys.</p> <p>(3) A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shafts, must comply with Specification 5.</p> <p>(4) The requirements of (1) and (2) do not apply to the following:</p> <p>(a) Gaskets.</p> <p>(b) Caulking.</p> <p>(c) Sealants.</p> <p>(d) Termite management systems.</p> <p>(e) Glass, including laminated glass, and associated adhesives, including tapes.</p> <p>(f) Thermal breaks associated with—</p> <p>(i) glazing systems; or</p> <p>(ii) external wall systems, where the thermal breaks—</p> <p>(A) are no larger than necessary to achieve thermal objectives; and</p> <p>(B) do not extend beyond one storey; and</p> <p>(C) do not extend beyond one fire compartment.</p> <p>(g) Damp-proof courses.</p> <p>(h) Compressible fillers and backing materials, including those associated with articulation joints, closing gaps not wider than 50 mm.</p> <p>(i) Isolated—</p> <p>(i) construction packers and shims; or</p> <p>(ii) blocking for fixing fixtures; or</p> <p>(iii) fixings, including fixing accessories; or</p> <p>(iv) acoustic mounts.</p> <p>(j) Waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level.</p> <p>(k) Joint trims and joint reinforcing tape and mesh of a width not greater than 50 mm.</p> <p>(l) Weather sealing materials, applied to gaps not wider than 50mm, used within and between concrete elements.</p> <p>(m) Wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as appropriate, and associated with masonry wall construction.</p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(n) Reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout.</p> <p>(o) A paint, lacquer or a similar finish or coating.</p> <p>(p) Adhesives, including tapes, associated with stiffeners for cladding systems.</p> <p>(q) Fire-protective materials and components required for the protection of penetrations.</p> <p>(5) The following materials, when entirely composed of itself, are non-combustible and may be used wherever a non-combustible material is required:</p> <ul style="list-style-type: none">(a) Concrete.(b) Steel, including metallic coated steel.(c) Masonry, including mortar.(d) Aluminium, including aluminium alloy.(e) Autoclaved aerated concrete, including mortar.(f) Iron.(g) Terracotta.(h) Porcelain.(i) Ceramic.(j) Natural stone.(k) Copper.(l) Zinc.(m) Lead.(n) Bronze.(o) Brass. <p>(6) The following materials may be used wherever a non-combustible material is required:</p> <ul style="list-style-type: none">(a) Plasterboard.(b) Perforated gypsum lath with a normal paper finish.(c) Fibrous-plaster sheet.(d) Fibre-reinforced cement sheeting.(e) Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thickness and where the Spread-of-Flame Index of the product is not greater than 0.(f) Sarking-type materials that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5.(g) Bonded laminated materials where—<ul style="list-style-type: none">(i) each lamina, including any core, is non-combustible; and(ii) each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and(iii) the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectively; and(iv) when located externally, are fixed in accordance with C2D15. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
C2D11 Fire hazard properties [2019: C1.10]				X	<p>(1) The fire hazard properties of the following internal linings, materials and assemblies within a Class 2 to 9 building must comply with Specification 7:</p> <ul style="list-style-type: none"> (a) Floor linings and floor coverings. (b) Wall linings and ceiling linings. (c) Air-handling ductwork. (d) Lift cars. (e) In Class 9b buildings used as— <ul style="list-style-type: none"> (i) an entertainment venue, a material used to cover closed back upholstered seats; and (ii) a public hall or the like, a proscenium curtain required by Specification 32. (f) Escalators, moving walkways and non-required non fire-isolated stairways or pedestrian ramps subject to Specification 14. (g) Sarking-type materials. (h) Attachments to floors, ceilings, internal walls, common walls, fire walls and to internal linings of external walls. (i) Other materials including insulation materials other than sarking-type materials. <p>(2) Paint or fire-retardant coatings must not be used in order to make a material comply with a required fire hazard property, except in respect of a material referred to in NSW Specification 7, Table S7C4 and to which Notes 4 and 5 are applicable. <i>NSW C2D11(3)</i></p> <p>(3) The requirements of (1) do not apply to a material or assembly if it is—</p> <ul style="list-style-type: none"> (a) plaster, cement render, concrete, terrazzo, ceramic tile or the like; or (b) a fire-protective covering; or (c) a timber-framed window; or (d) a solid timber handrail or skirting; or (e) a timber-faced door; or (f) an electrical switch, socket-outlet, cover plate or the like; or (g) a material used for— <ul style="list-style-type: none"> (i) a roof insulating material applied in continuous contact with a substrate; or (ii) an adhesive; or (iii) a damp-proof course, flashing, caulking, sealing, ground moisture barrier, or the like; or (h) a paint, varnish, lacquer or similar finish, other than nitro-cellulose lacquer; or <ul style="list-style-type: none"> (i) a clear or translucent roof light of glass fibre-reinforced polyester if— <ul style="list-style-type: none"> (i) the roof in which it is installed forms part of a single storey building required to be Type C construction; and (ii) the material is used as part of the roof covering; and (iii) it is not closer than 1.5 m from another roof light of the same type; and (iv) each roof light is not more than 14 m² in area; and



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(v) the area of the roof lights per 70 m² of roof surface is not more than 14 m²; or</p> <p>(j) a face plate or neck adaptor of supply and return air outlets of an air handling system; or</p> <p>(k) a face plate or diffuser plate of light fitting and emergency exit signs and associated electrical wiring and electrical components; or</p> <p>(l) a joinery unit, cupboard, shelving, or the like; or</p> <p>(m) an attached non-building fixture and fitting such as—</p> <p>(i) a curtain, blind, or similar decor, other than—</p> <p>(A) a proscenium curtain required by Specification 32; or</p> <p>(B) in a Class 9b building used as an entertainment venue, a material regulated under NSW Table S7C4; and</p> <p>(ii) a whiteboard, window treatment or the like; or</p> <p>(n) timber treads, risers, landings and associated supporting framework installed in accordance with D3D30 where the Spread-of-Flame Index and the Smoke-Developed Index of the timber does not exceed 9 and 8 respectively; or</p> <p>(o) any other material that does not significantly increase the hazards of fire.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C2D12 Performance of external walls in fire [2019: C1.11]			X		Not applicable
C2D13 Fire-protected timber: Concession [2019: C1.13]			X		Not applicable
C2D14 Ancillary elements [2019: C1.14]				X	<p>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:</p> <p>(a) An ancillary element that is non-combustible.</p> <p>(b) A gutter, downpipe or other plumbing fixture or fitting.</p> <p>(c) A flashing. A grate, grille or similar cover not more than 2 m²</p> <p>(d) in area associated with a building service.</p> <p>(e) An electrical switch, socket-outlet, cover plate or the like.</p> <p>(f) A light fitting.</p> <p>(g) A required sign.</p> <p>(h) A sign other than one provided under (a) or (g) that—</p> <p>(i) achieves a group number of 1 or 2; and</p> <p>(ii) does not extend beyond one storey; and</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(iii) does not extend beyond one fire compartment; and</p> <p>(iv) is separated vertically from other signs permitted under</p> <p>(h) by at least 2 storeys.</p> <p>(i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that—</p> <p>(i) meets the relevant requirements of Table S7C7 as for an internal element; and</p> <p>(ii) serves a storey—</p> <p>(A) at ground level; or</p> <p>(B) immediately above a storey at ground level; and</p> <p>(iii) does not serve an exit, where it would render the exit unusable in a fire.</p> <p>(j) A part of a security, intercom or announcement system.</p> <p>(k) Wiring.</p> <p>(l) Waterproofing material installed in accordance with AS 4654.2 and applied to an adjacent floor surface, including vertical upturn, or a roof surface.</p> <p>(m) Collars, sleeves and insulation associated with service installations.</p> <p>(n) Screens applied to vents, weepholes and gaps complying with AS 3959.</p> <p>(o) Wiper and brush seals associated with doors, windows or other openings.</p> <p>(p) A gasket, caulking, sealant or adhesive directly associated with (a) to (o).</p>

Part C3 Compartmentation and separation

C3D1 Deemed-to-Satisfy Provisions [2019: C2.0]			X		<p>Informational clause.</p> <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements C1P1 to C1P9 are satisfied by complying with—</p> <p>(a) C2D2 to C2D14, C3D2 to C3D15 and C4D2 to C4D17; and</p> <p>(b) in a building containing an atrium, Part G3; and</p> <p>(c) or additional requirements for Class 9b buildings, Part I1; and</p> <p>(d) for farm sheds, Part I3.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
C3D2 Application of Part [2019: C2.1]			X		<p>Informational clause.</p> <p>(1) C3D3, C3D4 and C3D5 do not apply to a carpark provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17, an open-deck carpark or an open spectator stand.</p> <p>(2) C3D13(1)(e) does not apply to a Class 8 electricity network substation</p>
C3D3 General floor area and volume limitations	X				<p>(1) The size of any fire compartment or atrium in a Class 5, 6, 7, 8 or 9 building must not exceed the relevant maximum floor area nor the relevant maximum volume set out in Table C3D3 and C3D6 except as permitted in C3D4.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
[2019: C2.2]					<p>(2) A part of a building which contains only heating, ventilating, or lift equipment, water tanks, or similar service units is not counted in the floor area or volume of a fire compartment or atrium if it is situated at the top of the building.</p> <p>(3) In a building containing an atrium, the part of the atrium well bounded by the perimeter of the openings in the floors and extending from the level of the first floor above the atrium floor to the roof covering is not counted in the volume of the atrium for the purposes of this clause.</p>

Classification	Type A construction	Type B construction	Type C construction
5, 9b or 9c	Max floor area—8 000m ²	Max floor area—5 500m ²	Max floor area—3 000m ²
	Max volume—48 000m ³	Max volume—33 000m ³	max volume—18 000m ³
6, 7, 8 or 9a (except for patient care areas)	Max floor area—5 000m ²	Max floor area—3 500m ²	Max floor area—2 000m ²
	Max volume—30 000m ³	Max volume—21 000m ³	Max volume—12 000m ³

C3D4 Large isolated buildings [2019 C2.3]			X		Not applicable
C3D5 Requirements for open spaces and vehicular access [2019: C2.4]			X		Not applicable
C3D6 Class 9 buildings [2019: C2.5]			X		Not applicable
C3D7 Vertical separation of openings in external walls [2019: C2.6]			X		Not applicable
C3D8 Separation by fire walls [2019: C2.7]					Not applicable
C3D9 Separation of classifications in the same storey [2019: C2.8]					Not applicable
C3D10					If parts of different classification are situated one above the other in adjoining storeys they must be separated as follows:

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Separation of classifications in different storeys [2019: C2.9]					<p>(a) Type A construction — The floor between the adjoining parts must have an FRL of not less than that prescribed in Specification 5 for the classification of the lower storey.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
C3D11 Separation of lift shafts [2019: C2.10]			X		Not applicable
C3D12 Stairways and lifts in one shaft [2019: C2.11]			X		Not applicable
C3D13 Separation of equipment [2019: C2.12]				X	<p>(1) Equipment other than that described in (2) and (3) must be separated from the remainder of the building with construction complying with (4), if that equipment comprises—</p> <ul style="list-style-type: none"> (a) lift motors and lift control panels; or (b) emergency generators used to sustain emergency equipment operating in the emergency mode; or (c) central smoke control plant; or (d) boilers; or (e) a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more. <p>(2) Equipment need not be separated in accordance with (1) if the equipment comprises—</p> <ul style="list-style-type: none"> (a) smoke control exhaust fans located in the air stream which are constructed for high temperature operation in accordance with Specification 21; or (b) stair pressurising equipment installed in compliance with the relevant provisions of AS 1668.1; or (c) a lift installation without a machine-room; or (d) equipment otherwise adequately separated from the remainder of the building. <p>(3) Separation of on-site fire pumps must comply with the requirements of AS 2419.1.</p> <p>(4) Separating construction must have—</p> <ul style="list-style-type: none"> (a) except as provided by (b)— <ul style="list-style-type: none"> (i) an FRL as required by Specification 5, but not less than 120/120/120; and (ii) any doorway protected with a self-closing fire door having an FRL of not less than –/120/30; or (b) when separating a lift shaft and lift motor room, an FRL not less than 120/–/– <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<u>COMPLIANCE COMMENTARY</u>
C3D14 Electricity supply system [2019: C2.13]				X	<p>(1) An electricity substation located within a building must—</p> <ul style="list-style-type: none"> (a) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and (b) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than – /120/30. <p>(2) A main switchboard located within the building which sustains emergency equipment operating in the emergency mode must—</p> <ul style="list-style-type: none"> (a) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and (b) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than – /120/30. <p>(3) Subject to (4), electrical conductors must—</p> <ul style="list-style-type: none"> (a) have a classification in accordance with AS/NZS 3013 of not less than— <ul style="list-style-type: none"> (i) if located in a position that could be subject to damage by motor vehicles — WS53W; or (ii) otherwise — WS52W; or (b) be enclosed or otherwise protected by construction having an FRL of not less than 120/120/120. <p>(4) The requirements of (3) only apply to electrical conductors located within a building that supply—</p> <ul style="list-style-type: none"> (a) a substation located within the building which supplies a main switchboard covered by (2); or (b) a main switchboard covered by (2). <p>(5) Where emergency equipment is required in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear. (6) For the purposes of (5), emergency equipment includes but is not limited to the following:</p> <ul style="list-style-type: none"> (a) Fire hydrant booster pumps. (b) Pumps for automatic sprinkler systems, water spray, chemical fluid suppression systems or the like. (c) Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building. (d) Air handling systems designed to exhaust and control the spread of fire and smoke. (e) Emergency lifts. (f) Control and indicating equipment. (g) Emergency warning and intercom systems <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>



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C3D15 Public corridors in Class 2 and 3 buildings [2019: C2.14]	X				Not applicable
Part C4 Protection of openings					
C4D1 Deemed-to-Satisfy Provisions [2019: C3.0]			X		Informational clause. (1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements C1P1 to C1P9 are satisfied by complying with— (a) C2D2 to C2D14, C3D2 to C3D15 and C4D2 to C4D17; and (b) in a building containing an atrium, Part G3; and (c) for additional requirements for Class 9b buildings, Part I1; and (d) for farm sheds, Part I3. (2) Where a Performance Solution is proposed the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable
C4D2 Application of Part [2019: C3.1]			X		Not applicable
C4D3 Protection of openings in external walls [2019: C3.2]			X		Not applicable
C4D4 Separation of external walls and associated openings in different fire compartments [2019: C3.3]			X		Not applicable
C4D5 Acceptable methods of protection [2019: C3.4]			X		Not applicable
C4D6 Doorways in fire walls [2019: C3.5]			X		Not applicable
C4D7 Sliding fire doors			X		Not applicable

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: C3.6]					
C4D8 Protection of doorways in horizontal exits [2019: C3.7]			X		Not applicable
C4D9 Openings in fire-isolated exits [2019: C3.8]			X		Not applicable
C4D10 Service penetrations in fire-isolated exits [2019: C3.9]			X		Not applicable
C4D11 Openings in fire-isolated lift shafts [2019: C3.10]			X		Not applicable
C4D12 Bounding construction: Class 2 and 3 buildings and Class 4 parts [2019: C3.11]			X		Not applicable
C4D13 Openings in floors and ceilings for services [2019: C3.12]				X	<p>(1) Where a service passes through—</p> <p>(a) a floor that is required to have an FRL with respect to integrity and insulation; or</p> <p>(b) a ceiling required to have a resistance to the incipient spread of fire, the service must be installed in accordance with (2).</p> <p>(2) A service must be protected—</p> <p>(a) in a building of Type A construction, by a shaft complying with Specification 5; or</p> <p>(b) in a building of Type B or C construction, by a shaft that will not reduce the fire performance of the building elements it penetrates; or</p> <p>(c) in accordance with C4D15.</p> <p>(3) Where a service passes through a floor which is required to be protected by a fire-protective covering, the penetration must not reduce the fire performance of the covering.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
C4D14 Openings in shafts [2019: C3.13]				X	<p>In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage or other service shaft must be protected by—</p> <p>(a) if it is in a sanitary compartment — a door or panel which, together with its frame, is non-combustible or has an FRL of not less than –/30/30; or</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(b) a self-closing –/60/30 fire door or hopper; or</p> <p>(c) an access panel having an FRL of not less than –/60/30; or</p> <p>(d) if the shaft is a garbage shaft — a door or hopper of non-combustible construction.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C4D15 Openings for service installations [2019: C3.15]				X	<p>(1) The requirements of (2) apply 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 or a resistance to the incipient spread of fire.</p> <p>(2) An installation mentioned in (1) must comply with any one of the following:</p> <p>(a) Tested systems — the following applies:</p> <p>(i) The service, building element and any protection method at the penetration—</p> <p>(A) are identical with a prototype assembly of the service, building element and protection method which has been tested in accordance with AS 4072.1 and AS 1530.4 and has achieved the required FRL or resistance to the incipient spread of fire; or</p> <p>(B) differ from a prototype assembly of the service, building element and protection method in accordance with Section 4 of AS 4072.1.</p> <p>(ii) It complies with (i) except for the insulation criteria relating to the service if—</p> <p>(A) the service is a pipe system comprised entirely of metal (excluding pipe seals or the like); and</p> <p>(B) any combustible building element is not located within 100mm of the service for a distance of 2 m from the penetration; and</p> <p>(C) combustible material is not able to be located within 100 mm of the service for a distance of 2m from the penetration; and</p> <p>(D) it is not located in a required exit.</p> <p>(iii) The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2.</p> <p>(b) Ventilation and air-conditioning — in the case of ventilating or air-conditioning ducts or equipment, the installation is in accordance with AS 1668.1.</p> <p>(c) Compliance with Specification 13 — the following applies:</p> <p>(i) The service is a pipe system comprised entirely of metal (excluding pipe seals or the like) and is installed in accordance with Specification 13 and it—</p> <p>(A) penetrates a wall, floor or ceiling, but not a ceiling required to have a resistance to the incipient spread of fire; and</p> <p>(B) connects not more than 2 fire compartments in addition to any fire-resisting service shafts; and</p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(C) does not contain a flammable or combustible liquid or gas.</p> <p>(ii) The service is sanitary plumbing installed in accordance with Specification 13 and it—</p> <p>(A) is of metal or UPVC pipe; and</p> <p>(B) penetrates the floors of a Class 5, 6, 7, 8 or 9b building; and</p> <p>(C) is in a sanitary compartment separated from other parts of the building by walls with the FRL required by Specification 5 for a stair shaft in the building and a self-closing –/60/30 fire door.</p> <p>(iii) The service is a wire or cable, or a cluster of wires or cables installed in accordance with Specification 13 and it—</p> <p>(A) penetrates a wall, floor or ceiling, but not a ceiling required to have a resistance to the incipient spread of fire; and</p> <p>(B) connects not more than 2 fire compartments in addition to any fire-resisting service shafts.</p> <p>(iv) The service is an electrical switch, outlet, or the like, and it is installed in accordance with Specification 13.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
C4D16 Construction joints [2019: C3.16]			X		Not applicable
C4D17 Columns protected with lightweight construction to achieve an FRL [2019: C3.17]			X		Not applicable
Specification 7 Fire Hazard Properties					
S7C1 Scope [2019: Spec C1.10: 1]			X		<p>Informational clause.</p> <p>This Specification sets out requirements in relation to the fire hazard properties of linings, materials and assemblies in Class 2 to 9 buildings as set out in Table S7C2.</p>
S7C2 Application [2019: Spec C1.10: 2]			X		<p>Informational clause.</p> <p>Linings, materials and assemblies must comply with the appropriate requirement described in Table S7C2.</p>
S7C3 Floor linings and floor coverings [2019: Spec C1.10: 3]				X	<p>A floor lining or floor covering must have—</p> <p>(a) a critical radiant flux not less than that listed in Table S7C3; and</p> <p>(b) in a building not protected by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>17, a maximum smoke development rate of 750 percent-minutes; and</p> <p>(c) a group number complying with S7C6(b), for any portion of the floor covering that is continued more than 150 mm up a wall.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>S7C4</p> <p>Wall and ceiling linings</p> <p>[2019: Spec C1.10: 4]</p>				X	<p>(1) A wall or ceiling lining system must comply with the group number specified in Table S7C4 and for buildings not fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 have—</p> <p>(a) a smoke growth rate index not more than 100; or</p> <p>(b) an average specific extinction area less than 250 m² /kg.</p> <p>(2) A group number of a wall or ceiling lining and the smoke growth rate index or average specific extinction area must be determined in accordance with AS 5637.1.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>S7C5</p> <p>Air-handling ductwork</p> <p>[2019: Spec C1.10: 5]</p>				X	<p>Rigid and flexible ductwork in a Class 2 to 9 building must comply with the fire hazard properties set out in AS 4254.1 and AS 4254.2.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>S7C6</p> <p>Lift cars</p> <p>[2019: Spec C1.10: 6]</p>				X	<p>Materials used as—</p> <p>(a) floor linings and floor coverings must have a critical radiant flux not less than 2.2; and</p> <p>(b) wall and ceiling linings must be a Group 1 material or a Group 2 material in accordance with AS5637.1.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>S7C7</p> <p>Other materials</p> <p>[2019: Spec C1.10: 7]</p>				X	<p>Materials and assemblies not included in S7C3, S7C4, S7C5 or S7C6 must not exceed the indices set out in NSW Table S7C7.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
Specification 13 Penetration of walls, floors and ceilings by services					
<p>S13C1</p> <p>Scope</p> <p>[2019: Spec C3.15: 1]</p>				X	<p>Informational clause.</p> <p>This Specification prescribes materials and methods of installation for services that penetrate walls, floors and ceilings required to have an FRL.</p>
<p>S13C2</p> <p>Application</p> <p>[2019: Spec C3.15: 2]</p>				X	<p>Informational clause</p> <p>(1) This Specification applies to installations permitted under the Deemed-to-Satisfy Provisions of the BCA as alternatives to systems that have been demonstrated by test to fulfil the requirements of C4D15(2)(a).</p> <p>(2) This Specification does not apply to installations in ceilings required to have a resistance to the incipient spread of fire nor to the installation of piping that contains or is intended to contain a flammable liquid or gas.</p>
<p>S13C3</p> <p>Metal pipe systems</p>				X	<p>(1) A pipe system comprised entirely of metal (excluding pipe seals or the like) that is not normally filled with liquid must not be located within 100 mm, for a distance of 2 m from the penetration, of any combustible building</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: Spec C3.15: 3]					<p>element or a position where combustible material may be located, and must be constructed of—</p> <p>(a) copper alloy or stainless steel with a wall thickness of at least 1 mm; or</p> <p>(b) cast iron or steel (other than stainless steel) with a wall thickness of at least 2 mm.</p> <p>(2) An opening for a pipe system comprised entirely of metal (excluding pipe seals or the like) must—</p> <p>(a) be neatly formed, cut or drilled; and</p> <p>(b) be no closer than 200 mm to any other service penetration; and</p> <p>(c) accommodate only one pipe.</p> <p>(3) A pipe system comprised entirely of metal (excluding pipe seals or the like) must be wrapped but must not be lagged or enclosed in thermal insulation over the length of its penetration of a wall, floor or ceiling unless the lagging or thermal insulation fulfils the requirements of S13C7.</p> <p>(4) The gap between a metal pipe and the wall, floor or ceiling it penetrates must be fire-stopped in accordance with S13C7.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>S13C4</p> <p>Pipes penetrating sanitary compartments</p> <p>[2019: Spec C3.15: 4]</p>				X	<p>If a pipe of metal or UPVC penetrates the floor of a sanitary compartment in accordance with C4D15(2)(c)(ii)—</p> <p>(a) the opening must be neatly formed and no larger than is necessary to accommodate the pipe or fitting; and</p> <p>(b) the gap between pipe and floor must be fire-stopped in accordance with S13C7.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>S13C5</p> <p>Wires and cables</p> <p>[2019: Spec C3.15: 5]</p>				X	<p>If a wire or cable or cluster of wires or cables penetrates a floor, wall or ceiling—</p> <p>(a) the opening must be neatly formed, cut or drilled and no closer than 50 mm to any other service; and</p> <p>(b) the opening must be no larger in cross-sectional area than—</p> <p>2000 mm²</p> <p>(i) if only a single cable is accommodated and the gap between cable and wall, floor or ceiling is no wider than 15 mm; or 500 mm²</p> <p>(ii) in any other case; and</p> <p>(c) the gap between the service and the wall, floor or ceiling must be fire-stopped in accordance with S13C7.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>S13C6</p> <p>Electrical switches and outlets</p> <p>[2019: Spec C3.15: 6]</p>				X	<p>If an electrical switch, outlet, socket or the like is accommodated in an opening or recess in a wall, floor or ceiling—</p> <p>(a) the opening or recess must not—</p> <p>(i) be located opposite any point within 300 mm horizontally or 600 mm vertically of any opening or recess on the opposite side of the wall; or</p> <p>(ii) extend beyond half the thickness of the wall; and</p>



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					<p>(b) the gap between the service and the wall, floor or ceiling must be fire-stopped in accordance with S13C7</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
S13C7 Fire-stopping [2019: Spec C3.15: 7]				X	<p>(1) Material: The material used for the fire-stopping of service penetrations must be concrete, high-temperature mineral fibre, high-temperature ceramic fibre or other material that does not flow at a temperature below 1120°C when tested in accordance with ISO 540, and must have—</p> <p>(a) demonstrated in a system tested in accordance with C4D15(2)(a) that it does not impair the fire-resisting performance of the building element in which it is installed; or</p> <p>(b) demonstrated in a test in accordance with (5) that it does not impair the fire-resisting performance of the test slab.</p> <p>(2) Installation: Fire-stopping material must be packed into the gap between the service and wall, floor or ceiling in a manner, and compressed to the same degree, as adopted for testing under (1)(a) or (b).</p> <p>(3) Hollow construction: If a pipe penetrates a hollow wall (such as a stud wall, a cavity wall or a wall of hollow blockwork) or a hollow floor/ceiling system, the cavity must be so framed and packed with fire-stopping material that is—</p> <p>(a) installed in accordance with (2) to a thickness of 25 mm all round the service for the full length of the penetration; and</p> <p>(b) restrained, independently of the service, from moving or parting from the surfaces of the service and of the wall, floor or ceiling.</p> <p>(4) Recesses: If an electrical switch, socket, outlet or the like is accommodated in a recess in a hollow wall or hollow floor/ceiling system—</p> <p>(a) the cavity immediately behind the service must be framed and packed with fire-stopping material in accordance with (3); or</p> <p>(b) the back and sides of the service must be protected with refractory lining board identical with and to the same thickness as that in which the service is installed.</p> <p>(5) Test: The test to demonstrate compliance of a fire-stopping material with this Specification must be conducted as follows:</p> <p>(a) The test specimen must comprise a concrete slab not less than 1 m square and not more than 100 mm thick, and appropriately reinforced if necessary for structural adequacy during manufacture, transport and testing.</p> <p>(b) The slab must have a hole 50 mm in diameter through the centre and the hole must be packed with the fire-stopping material.</p> <p>(c) The slab must be conditioned in accordance with AS 1530.4.</p> <p>(d) Two thermocouples complying with AS 1530.4 must be attached to the upper surface of the packing each about 5 mm from its centre.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
Section D Access and Egress					
Part D2 Provision for escape					
D2D1 Deemed-to-Satisfy Provisions			X		Informational clause.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: D1.0]					<p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with—</p> <ul style="list-style-type: none"> (a) D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and (b) in a building containing an atrium, Part G3; and (c) in a building in an alpine area, Part G4; and (d) for a building containing an occupiable outdoor area, Part G6; and (e) for additional requirements for Class 9b buildings, Part I1; and (f) for public transport buildings, Part I2; and (g) for farm sheds, Part I3. <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p> <p>(3) Performance Requirement D1P7 must be complied with if lifts are to be used to assist occupants to evacuate a building.</p>
D2D2 Application of Part [2019: D1.1]			X		<p>Informational clause.</p> <p>The Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building.</p>
D2D3 Number of exits required [2019: D1.2]		X			<p>(1) All buildings — Every building must have at least one exit from each storey.</p> <p>(2) Class 2 to 8 buildings —</p> <ul style="list-style-type: none"> (a) In addition to any horizontal exit, not less than 2 exits must be provided from the following: <ul style="list-style-type: none"> (i) Each storey if the building has an effective height of more than 25 m. (ii) A Class 2 or 3 building subject to C2D6. (b) The requirements of (a)(i) do not apply to a part of a storey that— <ul style="list-style-type: none"> (i) is provided with direct egress to a road or open space; and (ii) satisfies D2D5 by the provision of 1 exit. <p>Note that the Breakout room 11 of the Healing care centre requires and exit which is shown on fit out plans but not base building elevations.</p> <p>Rumble Studio will require a Performance Solution to address a single Exit from the building as the building is over 25.0m in effective height.</p>
D2D4 When fire-isolated stairways and ramps are required [2019: D1.3]			X		Not applicable

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
D2D5 Exit travel distances [2019: D1.4]	X				Class 5, 6, 7, 8 or 9 buildings — Subject to (4), (5) and (6)— (a) no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 m; and (b) in a Class 5 or 6 building, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30 m. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
D2D6 Distance between alternative exits [2019: D1.5]	X				Exits that are required as alternative means of egress must be— (a) distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 exits is readily available from all points on the floor including lift lobby areas; and (b) not less than 9 m apart; and (c) not more than— (i) in a Class 2 or 3 building — 45 m apart; or (ii) in a Class 9a health-care building, if such required exit serves a patient care area — 45 m apart; or (iii) in all other cases — 60 m apart; and (d) located so that alternative paths of travel do not converge such that they become less than 6m apart. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
D2D7 Height of doorways in exits and paths of travel to exits [2019: D1.6(a)]	X				In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
<p>D2D8</p> <p>Width of exits and paths of travel to exits</p> <p>[2019: D1.6(b), (c), (d) and (e)]</p>	<p>Z</p> <p>X</p>				<p>(1) The unobstructed width of each required exit or path of travel to an exit, except for ladders provided in accordance with D2D21, D3D23 or I3D5, and doorways, must be not less than—</p> <ul style="list-style-type: none"> (a) 1 m; or (b) 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a treatment area or ward area; and (c) in a public corridor in a Class 9c aged care building, notwithstanding (2) and (3)— <ul style="list-style-type: none"> (i) 1.5 m; and (ii) 1.8 m for the full width of the doorway, providing access into a sole-occupancy unit or communal bathroom. <p>(2) If the storey, mezzanine or open spectator stand accommodates more than 100 persons but not more than 200 persons, the aggregate unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than—</p> <ul style="list-style-type: none"> (a) 1 m plus 250 mm for each 25 persons (or part) in excess of 100; or (b) 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a treatment <p>(3) If the storey, mezzanine or open spectator stand accommodates more than 200 persons, the aggregate unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than—</p> <ul style="list-style-type: none"> (a) 2 m plus 500 mm for every 60 persons (or part) in excess of 200 persons if egress involves a change in floor level by a stairway or ramp with a gradient steeper than 1 in 12; or (b) in any other case, 2 m plus 500 mm for every 75 persons (or part) in excess of 200. <p>(4) In an open spectator stand which accommodates more than 2000 persons, the aggregate unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than 17 m plus a width (in metres) equal to the number in excess of 2000 divided by 600.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
<p>D2D9</p> <p>Width of doorways in exits or paths of travel to exits</p> <p>[2019: D1.6(f)]</p>	X				<p>In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than—</p> <p>(a) in patient care areas through which patients would normally be transported in beds—</p> <p>(i) if the doorway provides access to, or from, a corridor of width—</p> <p>(A) less than 2.2 m — 1200 mm; or</p> <p>(B) 2.2 m or greater — 1070 mm; and</p> <p>(ii) where the doorway referred to in (i) is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)(e), the other leaf must permit an unobstructed opening not less than 800 mm wide; or</p> <p>(b) in patient care areas in a horizontal exit — 1250 mm; or</p> <p>(c) the unobstructed width of each exit provided to comply with D2D8(1), (2), (3) or (4), minus 250 mm; or</p> <p>(d) in a Class 9c building, 800 mm, except—</p> <p>(i) in resident use areas the minimum unobstructed width must be 870 mm; and</p> <p>(ii) for doorways leading from a public corridor to a sole-occupancy unit the minimum unobstructed width must be 1070 mm; and</p> <p>(iii) where the doorway is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)(e), the other leaf must permit an unobstructed opening not less than 870 mm wide in resident use areas and 800 mm wide in non-resident use area; or</p> <p>(e) in a Class 9b building used as an entertainment venue—</p> <p>(i) in parts of the building used by the public, the width of the required exit or path of travel, and the unobstructed width of each doorway must not be less than 1 m and not more than 3 m; and</p> <p>(ii) in other parts of the building, doorways must comply with (a); or</p> <p>(f) in a Class 9b building used as an entertainment venue—</p> <p>(i) the aggregate width must be not less than 2 m plus 500 mm for every 50 persons or part in excess of 200; and</p> <p>(ii) D2D8(1), (2) and (3) do not apply; and</p> <p>(iii) where or more paths of travel merge, the width of the combined path of travel must be not less than the sum of the required widths of those paths of travel; and</p> <p>(iv) the required widths of those paths of travel connecting the exits from the building to a public road or open space must comply with (iii); or</p> <p>(g) in any other case except where it opens to a sanitary compartment or bathroom — 750 mm wide.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
D2D10 Exit width not to diminish in direction of travel [2019: D1.6(g)]				X	The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space, except where the width is increased in accordance with D2D8(1)(b) or D2D9(a)(i). <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
D2D11 Determination and measurement of exits and paths of travel to exits [2019: D1.6(h) and (i)]				X	For the purposes of D2D7 to D2D10 the following apply: (a) The required width of a stairway or ramp in a required exit or path of travel to an exit must— (i) be measured clear of all obstructions such as handrails projecting parts of barriers and the like; and (ii) extend without interruption, except for ceiling cornices, to a height not less than 2m vertically above a line along the nosings of the treads or the floor surface of the ramp or landing (b) To determine the aggregate unobstructed width, the number of persons accommodated must be calculated according to D2D18. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
D2D12 Travel via fire-isolated exits [2019: D1.7]			X		Not applicable
D2D13 External stairways or ramps in lieu of fire-isolated exits [2019: D1.8]			X		Not applicable
D2D14 Travel by non-fire-isolated stairways or ramps [2019: D1.9]			X		Not applicable

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
D2D15 Discharge from exits [2019: D1.10]				X	<p>(1) An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it.</p> <p>(2) If a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than—</p> <p>(a) the minimum width of the required exit; or</p> <p>(b) 1 m, whichever is the greater.</p> <p>(3) If an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by—</p> <p>(a) a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by the Deemed-to-Satisfy Provisions of Part D4; or</p> <p>(b) except if the exit is from a Class 9a building, a stairway complying with the Deemed-to-Satisfy Provisions of the BCA.</p> <p>(4) The discharge point of alternative exits must be located as far apart as practical.</p> <p>(5) In a Class 9b building which is an open spectator stand that accommodates more than 500 persons, a required stairway or required ramp must not discharge to the ground in front of the stand.</p> <p>(6) In a Class 9b building used as an entertainment venue, at least half of the required number of exits from each storey or mezzanine, and at least half of the aggregate width of such exits must discharge otherwise than through the main entrance, or the area immediately adjacent to the main entrance to the building.</p> <p>(7) The number of persons accommodated must be calculated according to D2D18.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D2D16 Horizontal exits [2019: D1.11]			X		Not applicable
D2D17 Non-required stairways, ramps or escalators [2019: D1.12]			X		Not applicable
D2D18 Number of persons accommodated [2019: D1.13]	X				<p>For the purposes of the Deemed-to-Satisfy Provisions, the number of persons accommodated in a storey, room or mezzanine must be determined with consideration to the purpose for which it is used and the layout of the floor area by—</p> <p>(a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in Table D2D18 according to the use of that part, excluding spaces set aside for—</p> <p>(i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and</p> <p>(ii) service ducts and the like, sanitary compartments or other ancillary uses; or</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(b) reference to the seating capacity in an assembly building or room; or</p> <p>(c) any other suitable means of assessing its capacity.</p>
D2D19 Measurement of distances [2019: D1.14]			X		<p>Informational clause.</p> <p>The nearest part of an exit means in the case of—</p> <p>(a) a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp, the nearest part of the doorway providing access to them; and</p> <p>(b) a non-fire-isolated stairway, the nearest part of the nearest riser; and</p> <p>(c) a non-fire-isolated ramp, the nearest part of the junction of the floor of the ramp and the floor of the storey; and</p> <p>(d) a doorway opening to a road or open space, the nearest part of the doorway; and</p> <p>(e) a horizontal exit, the nearest part of the doorway</p>
D2D20 Method of measurement [2019: D1.15]			X		<p>Informational clause.</p> <p>The following rules apply:</p> <p>(a) In the case of a room that is not a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building, the distance includes the straight-line measurement from any point on the floor of the room to the nearest part of a doorway leading from it, together with the distance from that part of the doorway to the single required exit or point from which travel in different directions to 2 required exits is available.</p> <p>(b) Subject to (d), the distance from the doorway of a sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building is measured in a straight line to the nearest part of the required single exit or point from which travel in different directions to 2 required exits is available.</p> <p>(c) Subject to (d), the distance between exits is measured in a straight line between the nearest parts of those exits.</p> <p>(d) Only the shortest distance is taken along a corridor, hallway, external balcony or other path of travel that curves or changes direction.</p> <p>(e) If more than one corridor, hallway, or other internal path of travel connects required exits, for the purposes of D2D6(c) the measurement is along the path of travel through the point at which travel in different directions to those exits is available, as determined in accordance with D2D5.</p> <p>(f) If a wall (including a demountable internal wall) that does not bound a room, corridor, hallway or the like causes a change of direction in proceeding to a required exit, the distance is measured along the path of travel past that wall.</p> <p>(g) If permanent fixed seating is provided, the distance is measured along the path of travel between the rows of seats.</p> <p>(h) In the case of a non-fire-isolated stairway or non-fire-isolated ramp, the distance is measured along a line connecting the nosings of the treads, or along the slope of the ramp, together with the distance connecting those lines across any intermediate landings.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
D2D21 Plant rooms, lift machine rooms and electricity substations: Concession [2019: D1.16]			X		Not applicable
D2D22 Access to lift pits [2019: D1.17]			X		Not applicable
D2D23 Egress from primary schools [2019: D1.18]			X		Not applicable
Part D3 Construction of exits					
D3D1 Deemed-to-Satisfy Provisions [2019: D2.0]			X		<p>Informational.</p> <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with—</p> <ul style="list-style-type: none"> (a) D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and (b) in a building containing an atrium, Part G3; and (c) in a building in an alpine area, Part G4; and (d) for a building containing an occupiable outdoor area, Part G6; and (e) for additional requirements for Class 9b buildings, Part I1; and (f) for public transport buildings, Part I2; and (g) for farm buildings and farm sheds, Part I3. <p>(2) Where a Performance Solution is proposed the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p> <p>(3) Performance Requirement D1P7 must be complied with if lifts are to be used to assist occupants to evacuate a building.</p>
D3D2 Application of Part [2019: D2.1]			X		<p>Informational.</p> <p>(1) Except for—</p> <ul style="list-style-type: none"> (a) D3D14, D3D15(a), D3D17, D3D18, D3D19, D3D20, D3D22(5), D3D22(6), D3D26 and D3D29, the Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 3 building; and (b) D3D14, D3D15(a), D3D17, D3D18, D3D19, D3D20, D3D22(5), D3D22(6), D3D23 and D3D29, the Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 building or Class 4 part of a building. <p>(2) In a Class 9b building used as an entertainment venue—</p> <ul style="list-style-type: none"> (a) Clauses NSW D3D14(1)(i), (j), and (k), NSW D3D16(d), NSW D3D18(1)(d), and NSW D3D24(2)(e) apply to only those parts of the building used by the public; and



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(b) the general requirements of Part D4 apply to all other parts of the building.
D3D3 Fire-isolated stairways and ramps [2019: D2.2]			X		Not applicable
D3D4 Non-fire-isolated stairways and ramps [2019: D2.3]			X		Not applicable
D3D5 Separation of rising and descending stair flights [2019: D2.4]			X		Not applicable
D3D6 Open access ramps and balconies [2019: D2.5]			X		Not applicable
D3D7 Smoke lobbies [2019: D2.6]			X		Not applicable
D3D8 Installations in exits and paths of travel [2019: D2.7]				X	<p>(1) Access to service shafts and services other than to fire-fighting or detection equipment as permitted in the Deemed-to-Satisfy Provisions of Section E, must not be provided from a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp.</p> <p>(2) An opening to any chute or duct intended to convey hot products of combustion from a boiler, incinerator, fireplace or the like, must not be located in any part of a required exit or any corridor, hallway, lobby or the like leading to a required exit.</p> <p>(3) Gas or other fuel services must not be installed in a required exit.</p> <p>(4) Except for in a fire-isolated exit specified in (1), services or equipment enclosed in accordance with (5) 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—</p> <ul style="list-style-type: none"> (a) electricity meters, distribution boards or ducts; or (b) central telecommunications distribution boards or equipment; or (c) electrical motors or other motors serving equipment in the building. <p>(5) An enclosure for the purposes of (4) must be suitably sealed against smoke spreading from the enclosure and be—</p> <ul style="list-style-type: none"> (a) non-combustible construction; or (b) a fire-protective covering.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(6) Electrical wiring may be installed in a fire-isolated exit if the wiring is associated with—</p> <ul style="list-style-type: none"> (a) a lighting, detection, or pressurisation system serving the exit; or (b) a security, surveillance or management system serving the exit; or (c) an intercommunication system or an audible or visual alarm system in accordance with D3D27; or (d) the monitoring of hydrant or sprinkler isolating valves. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D3D9 Enclosure of space under stairs and ramps [2019: D2.8]			X		Not applicable
D3D10 Width of required stairways and ramps [2019: D2.9]			X		Not applicable
D3D11 Pedestrian ramps [2019: D2.10]			X		Not applicable
D3D12 Fire-isolated passageways [2019: D2.11]			X		Not applicable
D3D13 Roof as open space [2019: D2.12]			X		Not applicable
D3D14 Goings and risers [2019: D2.13]		X			<p>(1) A stairway must have—</p> <ul style="list-style-type: none"> (a) not more than 18 and not less than 2 risers in each flight; and (b) going (G), riser (R) and quantity (2R + G) in accordance with Table D3D14, except as permitted by (2) and (3); and (c) constant goings and risers throughout each flight, except as permitted by (2) and (3), and the dimensions of goings (G) and risers (R) in accordance with (1)(b) are considered constant if the variation between— <ul style="list-style-type: none"> (i) adjacent risers, or between adjacent goings, is no greater than 5 mm; and (ii) the largest and smallest riser within a flight, or the largest and smallest going within a flight, does not exceed 10 mm; and (d) risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and (e) treads which have—



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(i) a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or</p> <p>(ii) a nosing strip with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; and</p> <p>(f) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 storeys; and</p> <p>(g) in a Class 9b building, not more than 36 risers in consecutive flights without a change in direction of at least 30°; and</p> <p>(h) in the case of a required stairway, no winders in lieu of a landing.</p> <p>(j) in a Class 9b building used as an entertainment venue, not more than one helical stairway serving as a required exit and that stairway must—</p> <p>(i) have a width of not less than 1500 mm; and</p> <p>(ii) be of constant radius; and</p> <p>(iii) be constructed so that each tread, when measured 500 mm in from its narrow end, has a width of at least 280 mm; and</p> <p>(k) in a Class 9b building used as an entertainment venue, in a curved stairway serving as a required exit — an internal radius of not less than twice the width of the stair.</p> <p>(2) In the case of a non-required stairway—</p> <p>(a) the stairway must have—</p> <p>(i) not more than 3 winders in lieu of a quarter landing; and</p> <p>(ii) not more than 6 winders in lieu of a half landing; and</p> <p>(b) the going of all straight treads must be constant throughout the same flight and the dimensions of goings (G) is considered constant if the variation between—</p> <p>(i) adjacent goings, is no greater than 5 mm; and</p> <p>(ii) the largest and smallest going within a flight, does not exceed 10 mm; and</p> <p>(c) the going of all winders in lieu of a quarter or half landing may vary from the going of the straight treads within the same flight provided that the going of all such winders is constant.</p> <p>(3) Where a stairway discharges to a sloping public walkway or public road—</p> <p>(a) the riser (R) may be reduced to account for the slope of the walkway or road; and</p> <p>(b) the quantity (2R+G) may vary at that location.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p> <p><i>Further details of the Step down shall form part of each Construction Certificate.</i></p>
D3D15 Landings				X	In a stairway—





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: D2.14]					<p>(a) landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each flight and each landing must—</p> <ul style="list-style-type: none"> (i) be not less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing; and (ii) have— <ul style="list-style-type: none"> (A) a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or (B) a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586, where the edge leads to a flight below; and <p>(b) in a Class 9a building—</p> <ul style="list-style-type: none"> (i) the area of any landing must be sufficient to move a stretcher, 2 m long and 600 mm wide, at a gradient not more than the gradient of the stairs, with at least one end of the stretcher on the landing while changing direction between flights; or (ii) the stair must have a change of direction of 180°, and the landing a clear width of not less than 1.6 m and a clear length of not less than 2.7 m. <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D3D16 Thresholds [2019: D2.15]				X	<p>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—</p> <ul style="list-style-type: none"> (a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or (b) in resident use areas in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or (c) in a building required to be accessible by Part D4, the doorway— <ul style="list-style-type: none"> (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or (d) in a Class 9b building used as an entertainment venue, the door sill of a doorway opening to a road, open space, external stair landing or external balcony is not more than 50 mm above the finished floor level to which the doorway opens; or (e) in other cases— <ul style="list-style-type: none"> (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens. <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
D3D17 Barriers to prevent falls [2019: D2.16(a), (b) and (c)]			X		Not applicable
D3D18 Height of barriers [2019: Table D2.16a]			X		Not applicable
D3D19 Openings in barriers [2019: Table D2.16a]			X		Not applicable
D3D20 Barrier climbability [2019: Table D2.16a]			X		Not applicable
D3D21 Wire barriers [2019: D2.16(d)]			X		Not applicable
D3D22 Handrails [2019: D2.17]				X	<p>(1) Except for handrails referred to in D3D23, and subject to (2), handrails must—</p> <ul style="list-style-type: none"> (a) be located along at least one side of the ramp or flight; and (b) be located along each side if the total width of the stairway or ramp is 2 m or more; and (c) in a Class 9b building used as a primary school or a building that contains an early childhood centre— <ul style="list-style-type: none"> (i) have one handrail fixed at a height of not less than 865 mm; and (ii) in addition to (i), have a handrail— <ul style="list-style-type: none"> (A) fixed at a height between 665 mm and 750 mm in a primary school; and (B) with a cross-sectional dimension not less than 16 mm and not greater than 45 mm as measured in any direction across its centre, fixed at a height between 450 mm and 700 mm in a Class 9b early childhood centre; and (d) in any other case, be fixed at a height of not less than 865 mm; and (e) be continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand- hold; and (f) in a required exit serving an area required to be accessible, be designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (1)(c)(ii).



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(2) The height required by (1)(c) and (d) is measured above the nosings of stair treads and the floor surface of the ramp, landing or the like.</p> <p>(3) Handrails—</p> <p>(a) in a Class 9a health-care building must be provided along at least one side of every passageway or corridor used by patients, and must be—</p> <p>(i) fixed not less than 50 mm clear of the wall; and</p> <p>(ii) where practicable, continuous for their full length; and</p> <p>(b) in a Class 9c aged care building must be provided along both sides of every passageway or corridor used by residents, and must be—</p> <p>(i) fixed not less than 50 mm clear of the wall; and</p> <p>(ii) where practicable, continuous for their full length.</p> <p>(4) Handrails required to assist people with a disability must be provided in accordance with D4D4. (5) Handrails to a stairway or ramp within a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building must—</p> <p>(a) be located along at least one side of the flight or ramp; and</p> <p>(b) be located along the full length of the flight or ramp, except in the case where a handrail is associated with a barrier, the handrail may terminate where the barrier terminates; and</p> <p>(c) have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads or the floor surface of the ramp; and</p> <p>(d) have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.</p> <p>(6) The requirements of (5) do not apply to—</p> <p>(a) handrails referred to in D3D23; or</p> <p>(b) a stairway or ramp providing a change in elevation of less than 1m; or</p> <p>(c) a landing; or</p> <p>(d) a winder where a newel post is installed to provide a handhold.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D3D23 Fixed platforms, walkways, stairways and ladders [2019: D2.18]			X		Not applicable
D3D24 Doorways and doors [2019: D2.19]				X	<p>(1) A doorway in a resident use area of a Class 9c building must not be fitted with—</p> <p>(a) a sliding fire door; or</p> <p>(b) a sliding smoke door; or</p> <p>(c) a revolving door; or</p> <p>(d) a roller shutter door; or</p> <p>(e) a tilt-up door.</p> <p><i>NSW D3D24(2) for entertainment venue</i></p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(2) A doorway serving as a required exit or forming part of a required exit, or a doorway in a patient care area of a Class 9a health-care building—</p> <ul style="list-style-type: none"> (a) must not be fitted with a revolving door; and (b) must not be fitted with a roller shutter or tilt-up door unless— <ul style="list-style-type: none"> (i) it serves a Class 6, 7 or 8 building or part with a floor area not more than 200 m²; and (ii) the doorway is the only required exit from the building or part; and (iii) it is held in the open position while the building or part is lawfully occupied; and (c) must not be fitted with a sliding door unless— <ul style="list-style-type: none"> (i) it leads directly to a road or open space; and (ii) the door is able to be opened manually under a force of not more than 110 N; and (d) if fitted with a door which is power-operated— <ul style="list-style-type: none"> (i) it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and (ii) if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door. <p>(3) A power-operated door in a path of travel to a required exit, except for a door in a patient care area of a Class 9a health-care building as provided in (2), must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D3D25 Swinging doors [2019: D2.20]				X	<p>SA D3D25(1)</p> <p>(1) A swinging door in a required exit or forming part of a required exit—</p> <ul style="list-style-type: none"> (a) must not encroach— <ul style="list-style-type: none"> (i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required stairway, ramp or passageway if it is likely to impede the path of travel of the people already using the exit; and (ii) when fully open, by more than 100 mm on the required width of the required exit; and (b) must swing in the direction of egress unless— <ul style="list-style-type: none"> (i) it serves a building or part with a floor area not more than 200m² it is the only required exit from the building or part and it is fitted with a device for holding it in the open position; or (ii) it serves a sanitary compartment or airlock (in which case it may swing in either direction);and (c) must not otherwise impede the path or direction of egress. <p>(2) The measurement of encroachment referred to in (1)(a) in each case is to include door handles or other furniture or attachments to the door.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
D3D26 Operation of latch [2019: D2.21]				X	<p>(1) A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by—</p> <ul style="list-style-type: none"> (a) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D4— <ul style="list-style-type: none"> (i) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (ii) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (b) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor. <p>(2) Where the latch operation device referred to in (1)(b) is not located on the door leaf itself—</p> <ul style="list-style-type: none"> (a) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located— <ul style="list-style-type: none"> (i) not less than 500 mm from an internal corner; and (ii) for a hinged door, between 1 m and 2 m from the door leaf in any position; and (iii) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position; and (b) braille and tactile signage complying with S15C3 and S15C6 must identify the latch operation device. <p>(3) The requirements of (1) and (2) do not apply to a door that—</p> <ul style="list-style-type: none"> (a) serves a vault, strong-room, sanitary compartment, or the like; or (b) serves only, or is within— <ul style="list-style-type: none"> (i) a sole-occupancy unit in a Class 2 building or a Class 4 part of a building; or (ii) a sole-occupancy unit in a Class 3 building (other than an entry door to a sole-occupancy unit of a boarding house, guest house, hostel, lodging house or backpacker accommodation); or a sole-occupancy unit with a floor area not more than 200 m² (iii) in a Class 5, 6, 7 or 8 building; or (iv) a space which is otherwise inaccessible to persons at all times when the door is locked; or (c) complies with (4) and serves— <ul style="list-style-type: none"> (i) Australian Government Security Zones 4 or 5; or (ii) the secure parts of a bank, detention centre, mental health facility, early childhood centre or the like; or (d) is fitted with a fail-safe device which automatically unlocks the door upon the activation of any sprinkler system (other than a FPAA101D system) complying with Specification 17 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building, and is readily openable when unlocked; or (e) is in a Class 9a or 9c building and—



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(i) is one leaf of a two-leaf door complying with D2D9(1)(a) or D2D9(1)(d) provided that it is not held closed by a locking mechanism and is readily openable; and</p> <p>(ii) the door is not required to be a fire door or smoke door.</p> <p>(4) A door referred to in (3)(c) must be able to be immediately unlocked—</p> <p>(a) by operating a fail-safe control switch, not contained within a protective enclosure, to actuate a device to unlock the door; or</p> <p>(b) by hand by a person or persons, specifically nominated by the owner, properly instructed as to the duties and responsibilities involved and available at all times when the building is lawfully occupied so that persons in the building or part may immediately escape if there is a fire.</p> <p><i>NSW D3D26(5) for entertainment venue</i></p> <p>(5) The requirements of (1) and (2) do not apply in a Class 9b building (other than a school, an early childhood centre or a building used for religious purposes) to a door in a required exit, forming part of a required exit or in the path of travel to a required exit serving a storey or room accommodating more than 100 persons, determined in accordance with D2D18, in which case it must be readily openable—</p> <p>(a) without a key from the side that faces a person seeking egress; and</p> <p>(b) by a single hand pushing action on a single device such as a panic bar located between 900 mm and 1.2 m from the floor; and</p> <p>(c) where a two-leaf door is fitted, the provisions of (a) and (b) need only apply to one door leaf if the appropriate requirements of D2D9 are satisfied by the opening of that one leaf.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D3D27 Re-entry from fire-isolated exits [2019: D2.22]			X		Not applicable
D3D28 Signs on doors [2019: D2.23]			X		Not applicable
D3D29 Protection of openable windows [2019: D2.24]			X		Not applicable
D3D30 Timber stairways: Concession [2019: D2.25]			X		Not applicable
NSW D3D31 Doors in paths of travel to an entertainment venue			X		Not applicable. <i>For entertainment venue</i>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: NSW D2.101]					
Part D4 Access for people with a disability – refer to separate Access report					
Section E Services and equipment					
Part E1 Fire fighting equipment					
E1D1 Deemed-to-Satisfy Provisions [2019: E1.0]				X	<p>Informational clause.</p> <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E1P1 to E1P6 are satisfied by complying with—</p> <ul style="list-style-type: none"> (a) E1D2 to E1D16; and (b) in a building containing an atrium, Part G3; and (c) in a building in an alpine area, Part G4; and (d) for a building containing an occupiable outdoor area, Part G6; and (e) for additional requirements for Class 9b buildings, Part I1; and (f) for farm buildings and farm sheds, Part I3. <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable</p>
E1D2 Fire hydrants [2019: E1.3]				X	<p>(1) A fire hydrant system must be provided to serve a building—</p> <ul style="list-style-type: none"> (a) having a total floor area greater than 500 m²; and (b) where a fire brigade station is— <ul style="list-style-type: none"> (i) no more than 50 km from the building as measured along roads; and (ii) equipped with equipment capable of utilising a fire hydrant. <p>(2) The fire hydrant system must be installed in accordance with AS 2419.1.</p> <p>(3) Notwithstanding (2), a Class 8 electricity network substation need not comply with clause 4.2 of AS 2419.1 if—</p> <ul style="list-style-type: none"> (a) it cannot be connected to a town main supply; and (b) one hour water storage is provided for fire-fighting. <p>(4) Where internal fire hydrants are provided, they must serve only the storey on which they are located except that a sole-occupancy unit—</p> <ul style="list-style-type: none"> (a) in a Class 2 or 3 building or Class 4 part of a building may be served by a single fire hydrant located at the level of egress from that sole-occupancy unit; or (b) of not more than 2 storeys in a Class 5, 6, 7, 8 or 9 building may be served by a single fire hydrant located at the level of egress from that sole-occupancy unit provided the fire hydrant can provide coverage to the whole of the sole-occupancy unit. <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification and Hydraulic Engineer design plans, Specification and Design Certificate.</p>



<p>E1D3 Fire hose reels [2019: E1.4]</p>			X	<p>(1) E1D3 does not apply to—</p> <ul style="list-style-type: none"> (a) a Class 2, 3 or 5 building or Class 4 part of a building; or (b) a Class 8 electricity network substation; or (c) a Class 9c building; or (d) classrooms and associated corridors in a primary or secondary school. <p>(2) A fire hose reel system must be provided—</p> <ul style="list-style-type: none"> (a) to serve the whole building where one or more internal fire hydrants are installed; or (b) where internal fire hydrants are not installed, to serve any fire compartment with a floor area greater than 500 m². <p>(3) The fire hose reel system must—</p> <ul style="list-style-type: none"> (a) have fire hose reels installed in accordance with AS 2441; and (b) provide fire hose reels to serve only the storey at which they are located, except a sole-occupancy unit of not more than 2 storeys in a Class 6, 7, 8 or 9 building may be served by a single fire hose reel located at the level of egress from that sole-occupancy unit provided the fire hose reel can provide coverage to the whole of the sole-occupancy unit. <p>(4) Fire hose reels must be located internally, externally or in combination, to achieve the system coverage specified in AS 2441.</p> <p>(5) In achieving system coverage, one or a combination of the following criteria for individual internally located fire hose reels must be met in determining the layout of any fire hose reel system:</p> <ul style="list-style-type: none"> (a) Fire hose reels must be located adjacent to an internal fire hydrant (other than one within a fire-isolated exit), except that a fire hose reel need not be located adjacent to every fire hydrant, provided system coverage can be achieved. (b) Fire hose reels must be located within 4 m of an exit, except that a fire hose reel need not be located adjacent to every exit, provided system coverage can be achieved. (c) Where system coverage is not achieved by compliance with (a) and (b), additional fire hose reels may be located in paths of travel to an exit to achieve the required coverage. <p>(6) Fire hose reels must be located so that the fire hose will not need to pass through doorways fitted with fire or smoke doors, except—</p> <ul style="list-style-type: none"> (a) doorways in walls referred to in C3D6(1)(e) in a Class 9a building and C3D6(5)(d) in a Class 9c building, separating ancillary use areas of high potential fire hazard; and (b) doorways in walls referred to in C3D13 or C3D14 separating equipment or electrical supply systems; and (c) doorway openings to shafts referred to in C4D14. <p>(7) Where the normal water supply cannot achieve the flow and pressures required by AS 2441, or is unreliable—</p> <ul style="list-style-type: none"> (a) a pump; or (b) water storage facility; or (c) both a pump and water storage facility must be installed to provide the minimum flow and pressures required by clause 6.1 of AS 2441. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
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BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
E1D4 Sprinklers [2019: E1.5]				X	<p>A sprinkler system must—</p> <p>(a) be installed in a building or part of a building when required by E1D5 to E1D12 as applicable; and</p> <p>(b) comply with Specification 17 and Specification 18 as applicable.</p> <p><u>Notes</u></p> <p>NSW has requirements for fire sprinkler systems in certain residential aged care facilities. See the Department of Planning and Environment website www.planning.nsw.gov.au.</p>
E1D5 Where sprinklers are required: all classifications [2019: Table E1.5]				X	<p>Sprinklers are required throughout all buildings if any part of the building has an effective height of more than 25 m—</p> <p>(a) including an open-deck carpark within a multi-classified building; but</p> <p>(b) excluding—</p> <p>(i) an open-deck carpark being a separate building; and</p> <p>(ii) a Class 8 electricity network substation, with a floor area not more than 200 m² located within a multi-classified building.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
E1D6 Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings [2019: Table E1.5]			X		Not applicable
E1D7 Where sprinklers are required: Class 3 building used as a residential care building [2019: Table E1.5]			X		Not applicable
E1D8 Where sprinklers are required: Class 6 building [2019: Table E1.5]			X		Not applicable
E1D9 Where sprinklers are required:			X		Not applicable

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Class 7a building, other than an open-deck carpark [2019: Table E1.5]					
E1D10 Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings [2019: Table E1.5]			X		Not applicable
E1D11 Where sprinklers are required: Class 9b buildings [2019: Table E1.5]			X		Not applicable
E1D12 Where sprinklers are required: additional requirements [2019: Table E1.5]			X		Not applicable
E1D13 Where sprinklers are required: occupancies of excessive hazard [2019: Table E1.5 (Note 4)]			X		Not applicable
E1D14 Portable fire extinguishers [2019: E1.6 and Table E1.6]				X	<p>(1) Portable fire extinguishers must be—</p> <p>(a) provided as listed in (3) and (4); and</p> <p>(b) for a Class 2, 3 or 5 building or Class 4 part of a building, provided—</p> <p>(i) to serve the whole Class 2, 3 or 5 building or Class 4 part of a building where one or more internal fire hydrants are installed; or</p> <p>(ii) where internal fire hydrants are not installed, to serve any fire compartment with a floor area greater than 500 m², and for the purposes of this clause, a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building is considered to be a fire compartment; and</p> <p>(c) subject to (2), selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(2) Portable fire extinguishers provided in a Class 2 or 3 building or Class 4 part of a building must be—</p> <ul style="list-style-type: none">(a) an ABE type fire extinguisher; and(b) a minimum size of 2.5 kg; and(c) distributed outside a sole-occupancy unit—<ul style="list-style-type: none">(i) to serve only the storey at which they are located; and(ii) so that the travel distance from the entrance doorway of any sole-occupancy unit to the nearest fire extinguisher is not more than 10 m. <p>(3) In Class 2 to 9 buildings (except within sole-occupancy units of a Class 9c building), portable fire extinguishers must be provided as follows:</p> <ul style="list-style-type: none">(a) To cover Class AE or E fire risks associated with emergency services switchboards.(b) To cover Class F fire risks involving cooking oils and fats in kitchens.(c) To cover Class B fire risks in locations where flammable liquids in excess of 50 litres are stored or used (not including that held in fuel tanks of vehicles).(d) To cover Class A fire risks in normally occupied fire compartments less than 500 m² not provided with fire hose reels (excluding open-deck carparks).(e) To cover Class A fire risks in classrooms and associated corridors in primary and secondary schools not provided with fire hose reels.(f) To cover Class A fire risks associated with a Class 2, 3 or 5 building or Class 4 part of a building. <p>(4) In addition to the requirements of (3), portable fire extinguishers must be provided to cover Class A and E fire risks in the following occupancies in buildings, or parts of a building:</p> <ul style="list-style-type: none">(a) A Class 9a health-care building, including a Class 9a building used as a residential care building.(b) Class 3 parts of detention and correctional occupancies.(c) Class 3 accommodation for children, aged persons and people with disabilities, including a Class 3 building used as a residential care building.(d) A Class 9c building. <p>(5) For the purposes of (3) and (4):</p> <ul style="list-style-type: none">(a) Fire risks are defined in accordance with AS 2444.(b) An emergency services switchboard is one which sustains emergency equipment operating in the emergency mode.(c) A Class E fire extinguisher need only be located at each nurses' station, supervisors' station or the like.(d) Additional extinguishers may be required to cover fire risks in relation to special hazards provided for in E1D17.(e) The fire risks in a Class 2 or 3 building or Class 4 part of a building must include risks within any sole-occupancy units, however portable fire extinguishers are not required to be located within a sole-occupancy unit unless the sole-occupancy unit has a floor area greater than 500 m².



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
E1D15 Fire control centres [2019: E1.8]			X		Not applicable
E1D16 Fire precautions during construction [2019: E1.9]				X	<p>In a building under construction—</p> <p>(a) not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit; and</p> <p>(b) after the building has reached an effective height of 12 m—</p> <p>(i) the required fire hydrants and fire hose reels must be operational in at least every storey that is covered by the roof or the floor structure above, except the 2 uppermost storeys; and</p> <p>(ii) any required booster connections must be installed.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
E1D17 Provision for special hazards [2019: E1.10]			X		Not applicable
Part E2 Smoke hazard management					
E2D1 Deemed-to-Satisfy Provisions [2019: E2.0]			X		<p>Informational.</p> <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E2P1 to E2P2 are satisfied by complying with—</p> <p>(a) E2D2 to E2D21; and</p> <p>(b) in a building containing an atrium, Part G3; and</p> <p>(c) in a building in an alpine area, Part G4; and</p> <p>(d) for additional requirements for Class 9b buildings, Part I1.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
E2D2 Application of Part [2019: E2.1]			X		<p>Informational.</p> <p>(1) The Deemed-to-Satisfy Provisions of this Part do not apply to—</p> <p>(a) an open-deck carpark; or</p> <p>(b) an open spectator stand; or</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(c) a Class 8 electricity network substation with a floor area not more than 200 m², located within a multi-classified building.</p> <p>(2) In addition to the Deemed-to-Satisfy Provisions of E2D3 to E2D13, the following specific Deemed-to-Satisfy Provisions apply to the following Class 6 and Class 9b buildings:</p> <p>(a) For Class 6 buildings, in fire compartments more than 2000 m²—</p> <ul style="list-style-type: none"> (i) not containing an enclosed common walkway or mall serving more than one Class 6 sole- occupancy unit — must comply with E2D14; or (ii) containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit — must comply with E2D15. <p>(b) For Class 9b assembly buildings—</p> <ul style="list-style-type: none"> (i) nightclubs, discotheques and the like — must comply with E2D16; and (ii) exhibition halls — must comply with E2D17; and (iii) theatres and public halls — must comply with E2D18; and (iv) theatres and public halls (not covered by E2D18) including lecture theatres and cinema/auditorium complexes — must comply with E2D19; and (v) other assembly buildings (not listed in (i) to (iv)) excluding schools — must comply with E2D20. <p>(3) The smoke exhaust and smoke-and-heat vent provisions of this Part do not apply to any area not used by occupants for an extended period of time such as a storeroom with a floor area less than 30 m², sanitary compartment, plant room or the like.</p>
<p>E2D3</p> <p>Air handling systems other than as part of a smoke hazard management system</p> <p>[2019: E2.2]</p>				X	<p>(1) An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must, subject to (2), be designed and installed—</p> <ul style="list-style-type: none"> (a) to operate as a smoke control system in accordance with AS 1668.1; or (b) such that it— <ul style="list-style-type: none"> (i) incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and (ii) is arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1. <p>(2) For the purposes of (1), each sole-occupancy unit in a Class 2 or 3 building is treated as a separate fire compartment.</p> <p>(3) Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with these Sections of the Standard.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(4) A smoke detection system must be installed in accordance with S20C6 to operate AS 1668.1 systems that are provided for zone pressurisation and automatic air pressurisation for fire-isolated exits.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>E2D4</p> <p>Fire-isolated exits</p> <p>[2019: Table E2.2a]</p>				X	<p>1) A part of a building listed in (2) must be provided with—</p> <p>(a) an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or</p> <p>(b) open access ramps or balconies in accordance with D3D6.</p> <p>(2) The requirements of (1) apply to—</p> <p>(a) a required fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp serving—</p> <p>(i) any storey above an effective height of 25 m; or</p> <p>(ii) more than 2 below ground storeys, not counted in the rise in storeys in accordance with C2D3; or</p> <p>(iii) an atrium to which Part G3 applies; or</p> <p>(iv) a Class 9a building with a rise in storeys of more than 2; or</p> <p>(v) a Class 9c building with a rise in storeys of more than 2; or</p> <p>(vi) a Class 3 building used as a residential care building with a rise in storeys of more than 2; and</p> <p>(b) a required fire-isolated passageway or fire-isolated ramp with a length of travel more than 60m to a road or open space.</p> <p>(3) An automatic air pressurisation system for a fire-isolated exit must serve the entire exit</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>E2D5</p> <p>Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building</p> <p>[2019: Table E2.2a]</p>			X		Not applicable
<p>E2D6</p> <p>Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings</p> <p>[2019: Table E2.2a]</p>			X		Not applicable
<p>E2D7</p> <p>Buildings more than 25 m in</p>			X		Not applicable

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
effective height: Class 9a buildings [2019: Table E2.2a]					
E2D8 Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building [2019: Table E2.2a]			X		Not applicable
E2D9 Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings [2019: Table E2.2a]			X		Not applicable
E2D10 Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4 [2019: Table E2.2a]			X		Not applicable
E2D11 Buildings not more than 25 m in effective height: Class 9a and 9c buildings [2019: Table E2.2a]			X		Not applicable
E2D12 Class 7a buildings [2019: Table E2.2a]			X		Not applicable

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
E2D13 Basements (other than Class 7a buildings) [2019: Table E2.2a]			X		Not applicable
E2D14 Class 6 buildings – in fire compartments more than 2000 m ² : Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit) [2019: Table E2.2b]			X		Not applicable
E2D15 Class 6 buildings – in fire compartments more than 2000 m ² : Class 6 building (containing an enclosed common walkway or mall) [2019: Table E2.2b]			X		Not applicable
NSW E2D16 Class 9b – assembly buildings: nightclubs, discotheques and the like [2019: Table E2.2b]			X		Not applicable
E2D17 Class 9b – assembly buildings: exhibition halls [2019: Table E2.2b]			X		Not applicable

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
E2D18 Class 9b – assembly buildings: theatres and public halls [2019: Table E2.2b]				X	<p>(1) This clause applies to a Class 9b assembly building where the building or part of the building is used as a theatre or public hall which—</p> <ul style="list-style-type: none"> (a) is a school assembly, church or community hall, and has a stage and any backstage area with a total floor area of more than 300 m²; or (b) is not a school assembly, church or community hall, and has a stage and any backstage area with a total floor area of more than 200 m²; or (c) has a stage with an associated rigging loft. <p>(2) A building or part of a building referred to in (1) must be provided with—</p> <ul style="list-style-type: none"> (a) an automatic smoke exhaust system complying with Specification 21; or (b) if the building is single storey, automatic smoke-and-heat vents complying with Specification 22. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
E2D19 Class 9b – assembly buildings: theatres and public halls (not listed in E2D18) including lecture theatres and cinema/auditorium complexes [2019: Table E2.2b]				X	<p>(1) This clause applies to a Class 9b assembly building where the building or part of the building is used as a theatre or public hall not listed in E2D18 and including a cinema/auditorium complex.</p> <p>(2) A building or part of a building referred to in (1)—</p> <ul style="list-style-type: none"> (a) must be provided with automatic shutdown of any air-handling system (other than miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1) which does not form part of the smoke hazard management system, on the activation of— <ul style="list-style-type: none"> (i) smoke detectors installed complying with Specification 20; and (ii) any other installed fire detection and alarm system, including a sprinkler system complying with Specification 17; and (b) other than in the case of a school lecture theatre, where the floor area of the fire compartment is more than 2000 m²— <ul style="list-style-type: none"> (i) an automatic smoke exhaust system complying with Specification 21; or (ii) if the building is single storey, automatic smoke-and-heat vents complying with Specification 22; or (iii) if the floor area of the fire compartment is not more than 5000 m² and the building has a rise in storeys of not more than 2— <ul style="list-style-type: none"> (A) an automatic smoke detection and alarm system complying with Specification 20; or (B) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
E2D20 Class 9b assembly buildings: other				X	<p>(1) The requirements of (2)—</p> <ul style="list-style-type: none"> (a) apply to a Class 9b assembly building where the building or part of the building is used for a purpose other than— <ul style="list-style-type: none"> (i) as described in E2D16 to E2D19; or



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
assembly buildings (not listed in E2D16 to E2D19 [2019: Table E2.2b])					<p>(ii) a school; and</p> <p>(b) do not apply to—</p> <p>(i) sporting complexes (including sports halls, gymnasiums, swimming pools, ice and roller rinks, and the like) other than an indoor sports stadium with total spectator seating for more than 1000; or</p> <p>(ii) churches and other places used solely for religious worship.</p> <p>(2) Each fire compartment, other than one in a building referred to in (1), having a floor area of more than 2000 m² must be provided with—</p> <p>(a) an automatic smoke exhaust system complying with Specification 21; or</p> <p>(b) if the building is single storey, automatic smoke-and-heat vents complying with Specification 22; or if the floor area of the fire compartment is not more than 5000 m²</p> <p>(c) and the building has a rise in storeys of not more than 2—</p> <p>(i) an automatic smoke detection and alarm system complying with Specification 20; or</p> <p>(ii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.</p> <p>(3) A building containing a Class 9b early childhood centre must be provided with an automatic smoke detection and alarm system complying with Specification 20 throughout the whole building, including any part of another class.</p> <p>NSW Variation will require automatic shutdown of air handling in accordance with E2.2a of the BCA.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
Part E3 Lift Installations – Not applicable					
Part E4 Visibility in an emergency, exit signs and warning systems					
E4D1 Deemed-to-Satisfy Provisions [2019: E4.0]			X		<p>Informational clause</p> <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E4P1 to E4P3 are satisfied by complying with—</p> <p>(a) E4D2 to E4D9; and</p> <p>(b) in a building containing an atrium, Part G3; and</p> <p>(c) in a building in an alpine area, Part G4; and</p> <p>(d) for a building containing an occupiable outdoor area, Part G6; and</p> <p>(e) for additional requirements for Class 9b buildings, Part I1; and</p> <p>(f) for farm buildings and farm sheds, Part I3.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable</p>
E4D2				X	<p>An emergency lighting system must be installed—</p> <p>(a) in every fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; and</p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Emergency lighting requirements [2019: E4.2]					<p>(b) in every storey of a Class 5, 6, 7, 8 or 9 building where the storey has an area more than 300 m²—</p> <ul style="list-style-type: none"> (i) in every passageway, corridor, hallway, or the like, that is part of the path of travel to an exit; and (ii) in any room having a floor area more than 100 m² that does not open to a corridor or space that has emergency lighting or to a road or open space; and (iii) in any room having a floor area more than 300 m² ; and <p>(c) in every passageway, corridor, hallway, or the like, having a length of more than 6 m from the entrance doorway of any sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building to the nearest doorway opening directly to—</p> <ul style="list-style-type: none"> (i) a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; or (ii) an external stairway serving instead of a fire-isolated stairway under D2D13; or (iii) an external balcony leading to a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; or (iv) a road or open space; and <p>(d) in every required non-fire-isolated stairway; and</p> <p>(e) in a sole-occupancy unit in a Class 5, 6 or 9 building if—</p> <ul style="list-style-type: none"> (i) the floor area of the unit is more than 300 m²; and (ii) an exit from the unit does not open to a road or open space or to an external stairway, passageway, balcony or ramp, leading directly to a road or open space; and <p>(f) in every room or space to which there is public access in every storey in a Class 6 or 9b building if—</p> <ul style="list-style-type: none"> (i) the floor area in that storey is more than 300 m²; or (ii) any point on the floor of that storey is more than 20 m from the nearest doorway leading directly to a stairway, ramp, passageway, road or open space; or (iii) egress from that storey involves a vertical rise within the building of more than 1.5 m, or any vertical rise if the storey concerned does not admit sufficient light; or (iv) the storey provides a path of travel from any other storey required by (i), (ii) or (iii) to have emergency lighting; and <p>(g) in a Class 9a health-care building—</p> <ul style="list-style-type: none"> (i) in every passageway, corridor, hallway, or the like, serving a treatment area or a ward area; and (ii) in every room having a floor area of more than 120 m² in a patient care area; and <p>(h) in every Class 9c building excluding within sole-occupancy units; and</p> <ul style="list-style-type: none"> (i) in every required fire control centre <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
E4D3 Measurement of distance [2019: E4.3]			X		Informational clause Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.
E4D4 Design and operation of emergency lighting [2019: E4.4]				X	Every required emergency lighting system must comply with AS/NZS 2293.1. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
E4D5 Exit signs [2019: E4.5]				X	An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each— (a) door providing direct egress from a storey to— (i) an enclosed stairway, passageway or ramp serving as a required exit; and (ii) an external stairway, passageway or ramp serving as a required exit; and (iii) an external access balcony leading to a required exit; and (b) door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space; and (c) horizontal exit; and (d) door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4D2. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
E4D6 Direction signs [2019: E4.6]				X	If an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
E4D7 Class 2 and 3 buildings and Class 4 parts: exemptions [2019: E4.7]			X		Not applicable
E4D8 Design and operation of exit signs [2019: E4.8]				X	Every required exit sign must— (a) comply with— (i) AS/NZS 2293.1; or (ii) for a photoluminescent exit sign, Specification 25; and (b) be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
E4D9 Emergency warning and intercom systems [2019: E4.9]				X	<p>An emergency warning and intercom system complying, where applicable, with AS 1670.4 must be installed—</p> <ul style="list-style-type: none"> (a) in a building with an effective height of more than 25 m; and (b) in a Class 3 building having a rise in storeys of more than 2 and used as— <ul style="list-style-type: none"> (i) the residential part of a primary or secondary school; or (ii) accommodation for the aged, children or people with a disability; and (c) in a Class 3 building used as a residential care building, except that the system— <ul style="list-style-type: none"> (i) must be arranged to provide a warning for occupants; and (ii) in areas used by the residents, may have its alarm adjusted in volume and content to minimise trauma consistent with the type and condition of residents; and in a Class 9a building having a floor area of more than 1000 m² (d) or a rise in storeys of more than 2, and the system— <ul style="list-style-type: none"> (i) must be arranged to provide a warning for occupants; and (ii) in a ward area, may have its alarm adjusted in volume and content to minimise trauma consistent with the type and condition of patients; and (e) in a Class 9b building— <ul style="list-style-type: none"> (i) used as a school and having a rise in storeys of more than 3; or used as a theatre, public hall, or the like, having a floor area more than 1000 m² (ii) or a rise in storeys of more than 2. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
S20C6 Smoke detection for smoke control systems [2019: Spec E2.2a: 6]				X	<ul style="list-style-type: none"> (1) Smoke detectors required to activate air pressurisation systems for fire-isolated exits and zone pressurisation systems must— <ul style="list-style-type: none"> (a) be installed in accordance with AS 1670.1; and (b) have additional smoke detectors installed adjacent to each bank of lift landing doors set back horizontally from the door openings by a distance of not more than 3 m. (2) Smoke detectors required to activate— <ul style="list-style-type: none"> (a) automatic shutdown of air-handling systems in accordance with E2D14 to E2D20; or (b) a smoke exhaust system in accordance with Specification 21, must comply with the requirements of (3). (3) Smoke detectors referred to in (2) must— <ul style="list-style-type: none"> (a) be spaced— <ul style="list-style-type: none"> (i) not more than 20 m apart and not more than 10 m from any wall, bulkhead or smoke curtain; and (ii) in enclosed malls and walkways in a Class 6 building not more than 15 m apart and not more than 7.5 m from any wall, bulkhead or curtain; and (b) have a sensitivity—

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(i) in accordance with AS 1670.1 in areas other than a multi-storey walkway and mall in a Class 6 building; and</p> <p>(ii) not exceeding 0.5% smoke obscuration per metre with compensation for external airborne contamination as necessary, in a multi-storey walkway and mall in a Class 6 building.</p> <p>(4) Smoke detectors provided to activate a smoke control system must—</p> <p>(a) either—</p> <p>(i) form part of a building fire or smoke detection system complying with AS 1670.1; or</p> <p>(ii) be a separate dedicated system incorporating control and indicating equipment complying with AS 1670.1; and</p> <p>(b) activate a building occupant warning system complying with S20C7, except that smoke detectors provided solely to initiate automatic shutdown of air-handling systems in accordance with (2)(a) need not activate a building occupant warning system.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>S20C7</p> <p>Building occupant warning system</p> <p>[2019: Spec E2.2a: 7]</p>				X	<p>Subject to E4D9, a building occupant warning system provided as part of a smoke hazard management system must comply with clause 3.22 of AS 1670.1 to sound through all occupied areas except—</p> <p>(a) in a Class 2 and 3 building or Class 4 part of a building provided with a smoke alarm system in accordance with S20C3(2)(c)—</p> <p>(i) the sound pressure level need not be measured within a sole-occupancy unit if a level of not less than 85 dB(A) is provided at the door providing access to the sole-occupancy unit; and</p> <p>(ii) the inbuilt sounders of the smoke alarms may be used to wholly or partially meet the requirements; and</p> <p>(b) in a Class 2 and 3 building or Class 4 part of a building provided with a smoke detection system in accordance with S20C4(2), the sound pressure level from a building occupant warning system need not be measured within a sole-occupancy unit if a level of not less than 100 dB(A) is provided at the door providing access to the sole-occupancy unit; and</p> <p>(c) in a Class 3 building used as a residential care building, the system—</p> <p>(i) must be arranged to provide a warning for occupants; and</p> <p>(ii) in areas used by residents, may have its alarm adjusted in volume and content to minimise trauma consistent with the type and condition of residents; and</p> <p>(d) in a Class 9a health-care building, in a patient care area, the system—</p> <p>(i) must be arranged to provide a warning for occupants; and</p> <p>(ii) in a ward area, may have its alarm adjusted in volume and content to minimise trauma consistent with the type and condition of the patients; and</p> <p>(e) in a Class 9c building, the system—</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(i) must be arranged to provide a warning for occupants; and</p> <p>(ii) must notify staff caring for the residents of the building; and</p> <p>(iii) in areas used by residents, may have its alarm adjusted in volume and content to minimise trauma consistent with the type and condition of residents.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>S20C8</p> <p>System monitoring</p> <p>[2019: Spec E2.2a: 8]</p>				X	<p>The following installations must be connected to a fire alarm monitoring system connected to a fire station or fire station dispatch centre in accordance with AS 1670.3:</p> <p>(a) A smoke detection system in a Class 3 building provided in accordance with S20C2(b)(i) or S20C2(b)(ii).</p> <p>(b) A smoke detection system in a Class 9a health-care building, if the building accommodates more than 20 patients.</p> <p>(c) A smoke detection system in a Class 9c building.</p> <p>(d) Smoke detection in accordance with S20C6 provided to activate—</p> <p>(i) a smoke exhaust system in accordance with Specification 21; or</p> <p>(ii) smoke-and-heat vents in accordance with Specification 22.</p> <p>(e) An automatic fire detection and alarm system required by E2D10 for large isolated buildings subject to C3D4.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
Section F Health and Amenity					
Part F1 External waterproofing, rainwater management and rising damp – N/A					
Part F2 Wet areas and overflow protection					
<p>F2D1</p> <p>Deemed-to-Satisfy Provisions</p> <p>[New for 2022]</p>			X		<p>Informational clause.</p> <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F2P1 and F2P2 are satisfied by complying with F2D2 to F2D4.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable</p>
<p>F2D2</p> <p>Wet area construction</p> <p>[2019: F1.7]</p>			X		<p>(1) In a Class 2 and 3 building and a Class 4 part of a building, building elements in wet areas must—</p> <p>(a) be water resistant or waterproof in accordance with Specification 26; and</p> <p>(b) comply with AS 3740.</p> <p>(2) In a Class 5, 6, 7, 8 or 9 building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must—</p> <p>(a) be water resistant or waterproof in accordance with Specification 26; and</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(b) comply with AS 3740, as if they were in a Class 2 or 3 building or a Class 4 part of a building.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>F2D3</p> <p>Rooms containing urinals</p> <p>[2019: F1.7(b) and (c)]</p>				X	<p>(1) Where a slab or stall type urinal is installed—</p> <p>(a) the floor surface of the room containing the urinal must be an impervious material; and</p> <p>(i) where no step is installed, must—</p> <p>(A) be graded to the urinal channel for a distance of 1.5 m from the urinal channel; and</p> <p>(B) have the remainder of the floor graded to a floor waste; and</p> <p>(ii) where a step is installed—</p> <p>(A) the step must have an impervious surface and be graded to the urinal channel; and</p> <p>(B) the floor behind the step must be graded to a floor waste; and</p> <p>(b) the junction between the floor surface and the urinal channel must be impervious.</p> <p>(2) Where a wall hung urinal is installed—</p> <p>(a) the wall must be surfaced with impervious material extending from the floor to the top of the urinal and not less than 225 mm on each side of the urinal; and</p> <p>(b) the floor must be surfaced with an impervious material and be graded to a floor waste.</p> <p>(3) In a room with timber or steel-framed walls and containing a urinal—</p> <p>(a) the wall must be surfaced with an impervious material extending from the floor to not less than 100 mm above the floor surface; and</p> <p>(b) the junction of the floor surface and the wall surface must be impervious.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>F2D4</p> <p>Floor wastes</p> <p>[2019: F1.11]</p>				X	Not applicable
Part F3 Roof and wall Cladding					
<p>F3D1</p> <p>Deemed-to-Satisfy Provisions</p> <p>[New for 2022]</p>			X		<p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirement F3P1 is satisfied by complying with F3D2 to F3D5.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
<p>F3D2</p> <p>Roof coverings</p> <p>[2019: F1.5]</p>				X	<p>A roof must be covered with—</p> <p>(a) roof tiles complying with AS 2049, fixed in accordance with AS 2050; or</p> <p>(b) metal sheet roofing complying with AS 1562.1; or</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(c) plastic sheet roofing designed and installed in accordance with AS 1562.3; or (d) terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas; or (e) an external waterproofing membrane complying with F1D5. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
F3D3 Sarking [2019: F1.6]				X	Sarking-type material used for weatherproofing of roofs and walls must comply with AS 4200.1 and AS 4200.2. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
F3D4 Glazed assemblies [2019: F1.13]				X	(1) Subject to (2) and (3), the following glazed assemblies in an external wall, must comply with AS 2047 requirements for resistance to water penetration: (a) Windows. (b) Sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame. (c) Adjustable louvres. (d) Shopfronts. (e) Window walls with one piece framing. (2) The following buildings need not comply with (1): (a) A Class 7 or 8 building where in the particular case there is no necessity for compliance. (b) A garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes, except where the construction of the garage, tool shed, sanitary compartment or the like contributes to the weatherproofing of the other part of the building. (c) An open spectator stand or open-deck carpark. (3) The following glazed assemblies need not comply with (1): (a) All glazed assemblies not in an external wall. (b) Revolving doors. (c) Fixed louvres. (d) Skylights, roof lights and windows in other than the vertical plane. (e) Sliding and swinging glazed doors without a frame. (f) Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047. (g) Second-hand windows, re-used windows and recycled windows. (h) Heritage windows. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
F3D5 Wall cladding [New for 2022]				X	(1) External wall cladding must comply with one or a combination of the following: (a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(b) Autoclaved aerated concrete: AS 5146.3.</p> <p>(c) Metal wall cladding: AS 1562.1.</p> <p>(2) The following buildings need not comply with (1):</p> <p>(a) A Class 7 or 8 building where in the particular case there is no necessity for compliance.</p> <p>(b) A garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes, except where the construction of the garage, tool shed, sanitary compartment or the like contributed to the weatherproofing of another part of the building that is required to be weatherproofed.</p> <p>(c) An open spectator stand or open deck carpark.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>

Part F4 Sanitary and other facilities

F4D1 Deemed-to-Satisfy Provisions [2019: F2.0]				X	<p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F4P1 to F4P6 are satisfied by complying with—</p> <p>(a) F4D2 to F4D12; and</p> <p>(b) for public transport buildings, Part I2; and</p> <p>(c) for farm sheds, Part I3.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable</p>
F4D2 Facilities in residential buildings [2019: F2.1]				X	<p>(1) For facilities in Class 2 buildings, the following applies:</p> <p>(a) Within each sole-occupancy unit, provide—</p> <p>(i) a kitchen sink and facilities for the preparation and cooking of food; and</p> <p>(ii) a bath or shower; and</p> <p>(iii) a closet pan; and</p> <p>(iv) a washbasin.</p> <p>(b) For laundry facilities, provide either—</p> <p>(i) in each sole-occupancy unit—</p> <p>(A) clothes washing facilities, comprising at least one washtub and a space for a washing machine; and</p> <p>(B) clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line, or space for one heat operated drying cabinet or appliance in the same room as the clothes washing facilities; or</p> <p>(ii) a separate laundry for each 4 sole-occupancy units, or part thereof, that must comprise—</p> <p>(A) clothes washing facilities, comprising at least one washtub and a space for a washing machine; and</p> <p>(B) clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line per sole occupancy unit, or space for one heat operated drying cabinet or appliance.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(c) For the purposes of (a) and (b), a kitchen sink or washbasin must not be counted as a laundry washtub.</p> <p>(2) For facilities in Class 3 buildings other than residential care buildings, the following applies:</p> <p>(a) For residents in each building or group of buildings, for each 10 residents for whom private facilities are not provided, provide—</p> <ul style="list-style-type: none">(i) a bath or shower; and(ii) a closet pan; and(iii) a washbasin. <p>(b) Notwithstanding (a), if one urinal is provided for each 25 males up to 50 and one additional urinal for each additional 50 males or part thereof, one closet pan for each 12 males may be provided.</p> <p>(c) Facilities for employees must be provided in accordance with F4D4.</p> <p>(d) Facilities required by (a), (b) or (c) need not be situated in the same building.</p> <p>(3) For facilities in Class 3 residential care buildings, the following applies:</p> <p>(a) For residents in each building or group of buildings, provide—</p> <ul style="list-style-type: none">(i) a shower, closet pan and wash basin for each 8 residents or part thereof where private facilities are not provided; and(ii) a suitable bath for each 30 residents or part thereof. <p>(b) For the purposes of (a), urinals must not be taken into consideration in calculating the number of facilities.</p> <p>(4) For facilities in a Class 4 part of a building, the following applies:</p> <p>(a) For the sole-occupancy unit, provide—</p> <ul style="list-style-type: none">(i) a kitchen sink and facilities for the preparation and cooking of food; and(ii) a bath or shower; and(iii) a closet pan; and(iv) a washbasin; and(v) clothes washing facilities, comprising a washtub and space in the same room for a washing machine; and(vi) a clothes line or hoist, or space for a heat-operated drying cabinet or similar appliance for the exclusive use of the occupants. <p>(b) For the purposes of (a), a kitchen sink or washbasin must not be counted as a laundry washtub.</p> <p>(5) For facilities in Class 9c buildings, the following applies:</p> <p>(a) For residents in each building or group of buildings, provide—</p> <ul style="list-style-type: none">(i) a closet pan and wash basin for each 6 residents or part thereof where private facilities are not provided; and(ii) a shower for each 7 residents or part thereof for where private facilities are not provided; and(iii) a suitable bath, fixed or mobile. <p>(b) In addition to the facilities required by (a), provide—</p> <ul style="list-style-type: none">(i) one kitchen or other adequate facility for the preparation and cooking or reheating of food including a kitchen sink and washbasin; and



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(ii) laundry facilities for the cleansing and drying of linen and clothing or adequate facilities for holding and dispatch or treatment of soiled linen and clothing and the like and the receipt and storage of clean linen; and</p> <p>(iii) one clinical hand washing basin for each 16 residents or part thereof.</p> <p>(c) For the purposes of (a), urinals must not be taken into consideration in calculating the number of facilities.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>F4D3</p> <p>Calculation of number of occupants and facilities</p> <p>[2019: F2.2]</p>				X	<p>(1) The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means.</p> <p>(2) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females.</p> <p>(3) In calculating the number of sanitary facilities to be provided under and F4D4, a unisex facility required for people with a disability (other than a facility provided under F4D12) may be counted once for each sex.</p> <p>(4) For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>F4D4</p> <p>Facilities in Class 3 to 9 buildings</p> <p>[2019: F2.3]</p>		X			<p>(1) Except where permitted by (3), (4), (7), F4D5(a) and F4D5(b), separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Tables F4D4a to F4D4I, as appropriate.</p> <p>(2) In Tables F4D4a to F4D4I—</p> <p>(a) 'Number' means the number of facilities required; and</p> <p>(b) '>' means greater than; and</p> <p>(c) a hyphen means no data (refer to the row above for the highest value applicable); and</p> <p>(d) 'N/A' means not applicable; and</p> <p>(e) a reference to—</p> <p>(i) employees includes owners and managers using the building; and</p> <p>(ii) add 1 per 100 or 150, 250, 500" etc. includes any part of that number.</p> <p>(3) If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex.</p> <p>(4) If the majority of employees are of one sex, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partitions and doors to afford privacy.</p> <p>(5) Employees and the public may share the same facilities in a Class 6 and 9b building (other than a school or early childhood centre) provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public.</p> <p>(6) Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.</p> <p>(7) Separate sanitary facilities for males and females need not be provided for patients in a ward area of a Class 9a building.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(8) A Class 9a health-care building must be provided with—</p> <ul style="list-style-type: none"> (a) one kitchen or other adequate facility for the preparation and cooking or reheating of food including a kitchen sink and washbasin; and (b) laundry facilities for the cleansing and drying of linen and clothing or adequate facilities for holding and dispatch or treatment of soiled linen and clothing, sanitary products and the like and the receipt and storage of clean linen; and (c) one shower for each 8 patients or part thereof; and (d) one island-type plunge bath in each storey containing a ward area. <p>(9) A Class 9b early childhood centre must be provided with—</p> <ul style="list-style-type: none"> (a) a kitchen or food preparation area with a kitchen sink, separate hand washing facilities, space for a refrigerator and space for cooking facilities, with— <ul style="list-style-type: none"> (i) the facilities protected by a door or gate with child proof latches to prevent unsupervised access to the facilities by children younger than 5 years old; and (ii) the ability to facilitate supervision of children from the facilities if the early childhood centre accommodates children younger than 2 years old; and (b) one bath, shower or shower-bath; and (c) if the centre accommodates children younger than 3 years old— <ul style="list-style-type: none"> (i) a laundry facility comprising a washtub and space in the same room for a washing machine; and (ii) a bench type baby bath, which is within 1 m of the nappy change bench; and (iii) a nappy changing bench which— <ul style="list-style-type: none"> (A) is within 1 m of separate adult hand washing facilities and bench type baby bath; and must be not less than 0.9 m² (B) in area and at a height of not less than 850 mm, but not more than 900 mm above the finished floor level; and (C) must have a space not less than 800 mm high, 500 mm wide and 800 mm deep for the storage of steps; and (D) is positioned to permit a staff member changing a nappy to have visibility of the play area at all times. <p>(10) Class 9b theatres and sporting venues must be provided with one shower for each 10 participants or part thereof.</p> <p>(11) Not less than one washbasin must be provided where closet pans or urinals are provided.</p> <p>Class 9b sporting venues must be provided with one shower for each 10 participants or part thereof. Therefore 4 Showers may be required.</p> <p>Sanitary facilities are not permitted to be to be shared</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>It is the opinion of AED that a Performance Solution should be prepared to justify the installation as complying with the Performance Requirements of the BCA.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>F4D5</p> <p>Accessible sanitary facilities</p> <p>[2019: F2.4]</p>		X			<p>In a building required to be accessible—</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and</p> <p>(b) accessible unisex showers must be provided in accordance with F4D7; and</p> <p>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females, must be provided; and</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p> <p>Accessible Sanitary facilities are required to be provided at each bank of Sanitary facilities.</p>
<p>F4D6</p> <p>Accessible unisex sanitary compartments</p> <p>[2019: Table F2.4a]</p>				X	<p>(1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>(a) For a Class 1b building—</p> <p>(i) not less than 1; and</p> <p>(ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.</p> <p>(b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and Class 9c buildings—</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole occupancy unit, not less than 1; and</p> <p>(ii) at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1.</p> <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—</p> <p>(i) 1 on every storey containing sanitary compartments; and</p> <p>(ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</p> <p>(e) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1.</p> <p>(2) The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</p> <p>(3) The requirements of (1)(e) do not apply to—</p> <p>(a) a Class 10a appurtenant to another class of building; or</p> <p>(b) a sanitary compartment dedicated to a single caravan/camping site</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>F4D7</p> <p>Accessible unisex showers</p> <p>[2019: Table F2.4b]</p>		X			<p>(1) Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:</p> <p>(a) For a Class 1b building—</p> <p>(i) not less than 1; and</p> <p>(ii) where private accessible unisex showers are provided for every accessible bedroom, common accessible unisex showers need not be provided.</p> <p>(b) For a Class 2 building, where showers are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and 9c buildings—</p> <p>(i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and</p> <p>(ii) 1 for every 10 showers or part thereof provided in common areas.</p> <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</p> <p>(e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof.</p> <p>(2) The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</p> <p>(3) The requirements of (1)(e) do not apply to—</p> <p>(a) a Class 10a appurtenant to another class of building; and</p> <p>(b) a sanitary compartment dedicated to a single caravan/camping site.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					An Accessible Uni sex Shower is required.
F4D8 Construction of sanitary compartments [2019: F2.5]				X	<p>(1) Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend—</p> <ul style="list-style-type: none"> (a) from floor level to the ceiling in the case of a unisex facility; or (b) to a height of not less than 1.5 m above the floor if primary school children are the principal users; or (c) 1.8 m above the floor in all other cases. <p>(2) The door to a fully enclosed sanitary compartment must—</p> <ul style="list-style-type: none"> (a) open outwards; or (b) slide; or (c) be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F4D8, between the closet pan within the sanitary compartment and the doorway. <p>(3) In an early childhood centre, facilities for use by children must have each sanitary compartment screened by a partition which, except for the doorway, is opaque for a height of at least 900 mm but not more than 1200 mm above the floor level.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
F4D9 Interpretation: urinals and washbasins [2019: F2.6]				X	<p>(1) A urinal may be—</p> <ul style="list-style-type: none"> (a) an individual stall or wall-hung urinal; or (b) each 600 mm length of a continuous urinal trough; or (c) a closet pan used in place of a urinal. <p>(2) A washbasin may be—</p> <ul style="list-style-type: none"> (a) an individual basin; or (b) a part of a hand washing trough served by a single water tap. <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
F4D10 Microbial (legionella) control [2019: F2.7]			X		Not applicable
F4D11 Waste management [2019: F2.8]			X		Not applicable
F4D12 Accessible adult change facilities [2019: F2.9]			X		Not applicable
Part F5 Room heights					
F5D1			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirement F5P1 is satisfied by complying with—



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Deemed-to-satisfy Provisions [2019: F3.0]					(a) F5D2; and (b) for farm sheds, Part I3. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
F5D2 Height of rooms and other spaces [2019: F3.2]				X	<p>(1) The height of rooms and other spaces in a Class 2 or 3 building or Class 4 part of a building must be not less than—</p> <ul style="list-style-type: none"> (a) for a kitchen, laundry, or the like — 2.1 m; and (b) for a corridor, passageway or the like — 2.1 m; and (c) for a habitable room excluding a kitchen — 2.4 m; and (d) in a habitable room, or space within a habitable room, with a sloping ceiling or projections below the ceiling line— <ul style="list-style-type: none"> (i) in an attic — a height of not less than 2.2 m for not less than two-thirds of the floor area of the room or space; and (ii) in other rooms — a height of not less than 2.4 m for not less than two-thirds of the floor area of the room or space; and (e) in a habitable room, or space within a habitable room, with a sloping ceiling or projections below the ceiling line — a height of not less than 2.1 m for not less than two-thirds of the floor area of the room or space. <p>(2) For the purposes of (1), when calculating the floor area of a room or space, any part that has a ceiling height of less than 1.5 m is not included.</p> <p>(3) The height of rooms and other spaces in a Class 5, 6, 7 or 8 building must be not less than—</p> <ul style="list-style-type: none"> (a) except as allowed in (b) and (8) — 2.4 m; and (b) a corridor, passageway, or the like — 2.1 m. <p>(4) The height of rooms and other spaces in a Class 9a health-care building must be not less than—</p> <ul style="list-style-type: none"> (a) for a patient care area — 2.4 m; and (b) for an operating theatre or delivery room — 3 m; and (c) for a treatment room, clinic, waiting room, passageway, corridor, or the like — 2.4 m. <p>(5) The height of rooms and other spaces in a Class 9b building must be not be less than—</p> <ul style="list-style-type: none"> (a) for a school classroom or other assembly building or part that accommodates not more than 100 persons — 2.4 m; and (b) for a theatre, public hall or other assembly building or part that accommodates more than 100 persons — 2.7 m; and (c) for a corridor— <ul style="list-style-type: none"> (i) that serves an assembly building or part that accommodates not more than 100 persons — 2.4 m; or (ii) that serves an assembly building or part that accommodates more than 100 persons — 2.7 m. <p>(6) For the purposes of (5) the number of persons accommodated must be calculated according to D2D18.</p> <p>(7) The height of rooms and other spaces in a Class 9c building must be not be less than—</p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(a) for a kitchen, laundry, or the like — 2.1 m; and</p> <p>(b) for a corridor, passageway or the like — 2.4 m; and</p> <p>(c) for a habitable room excluding a kitchen — 2.4 m.</p> <p>(8) The height of rooms and other spaces in any building must be not be less than—</p> <p>(a) for a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and</p> <p>(b) for a commercial kitchen — 2.4 m; and</p> <p>(c) above a stairway, ramp, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like; and</p> <p>(d) for a required accessible adult change facility — 2.4 m.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
Part F6 Light and Ventilation					
F6D1 Deemed-to-Satisfy Provisions [2019: F4.0]				X	<p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F6P1 to F6P5 are satisfied by complying with—</p> <p>(a) F6D2 to F6D12; and</p> <p>(b) for a building containing an occupiable outdoor area, Part G6; and</p> <p>(c) for farm buildings and farm sheds, Part I3.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable</p>
F6D2 Provision of natural light [2019: F4.1]			X		Not applicable
F6D3 Methods and extent of natural light [2019: F4.2]			X		Not applicable
F6D4 Natural light borrowed from adjoining room [2019: F4.3]			X		Not applicable
F6D5 Artificial lighting [2019: F4.4]				X	<p>(1) Artificial lighting must be provided—</p> <p>(a) in required stairways, passageways, and ramps; and</p> <p>(b) if natural light of a standard equivalent to that required by F6D3 is not available, and the periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, in—</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(i) a Class 4 part of a building — to sanitary compartments, bathrooms, shower rooms, airlocks and laundries; and</p> <p>(ii) a Class 2 building — to sanitary compartments, bathrooms, shower rooms, airlocks, laundries, common stairways and other spaces used in common by the occupants of the building; and</p> <p>(iii) Class 3, 5, 6, 7, 8 and 9 buildings — 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.</p> <p>(2) The artificial lighting system must comply with AS/NZS 1680.0.</p> <p>(3) The system may provide a lesser level of illumination to the following spaces during times when the level of lighting would be inappropriate for the use:</p> <p>(a) A theatre, cinema or the like, when performances are in progress, with the exception of aisle lighting required by Part 11.</p> <p>(b) A museum, gallery or the like, where sensitive displays require low lighting levels.</p> <p>(c) A discotheque, nightclub or the like, where to create an ambience and character for the space, low lighting levels are used.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
F6D6 Ventilation of rooms [2019: F4.5]				X	<p>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—</p> <p>(a) natural ventilation complying with F6D7; or</p> <p>(b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
F6D7 Natural ventilation [2019: F4.6]			X		Not applicable
F6D8 Ventilation borrowed from adjoining room [2019: F4.7]			X		Not applicable
F6D9 Restriction on location of sanitary compartments [2019: F4.8]				X	<p>A sanitary compartment must not open directly into—</p> <p>(a) a kitchen or pantry; or</p> <p>(b) a public dining room or restaurant; or</p> <p>(c) a dormitory in a Class 3 building; or</p> <p>(d) a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or</p> <p>(e) a workplace normally occupied by more than one person.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
F6D10			X		Not applicable

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Airlocks [2019: F4.9]					
F6D11 Carparks [2019: F4.11]			X		Not applicable
F6D12 Kitchen local exhaust ventilation [2019: F4.12]			X		Not applicable
Part F8 Condensation management					
F8D1 Deemed-to-Satisfy Provisions			X		Not applicable. Not yet detailed in BCA 2022
F8D2 Application of Part			X		Not applicable. Not yet detailed in BCA 2022
F8D3 Pliable building membrane			X		Not applicable. Not yet detailed in BCA 2022
F8D4 Flow rate and discharge of exhaust systems			X		Not applicable. Not yet detailed in BCA 2022
F8D5 Ventilation of roof spaces			X		Not applicable. Not yet detailed in BCA 2022
Specification 26 Waterproofing and water-resistance requirements for building elements in wet areas					
S26C1 Scope [2019: Table F1.7]				X	This Specification sets out requirements for building elements in wet areas that are required to be— (a) water resistant; or (b) waterproof. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
S26C2 Application [2019: Table F1.7]				X	(1) The requirements of this Specification apply to— (a) shower areas (enclosed and unenclosed); and (b) areas outside a shower area; and (c) areas adjacent to baths and spas; and (d) other areas as set out in clause S26C7. (2) Where a shower is above a bath or spa, use requirements for a shower <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
S26C3 Shower area (enclosed and unenclosed)				X	(1) For a shower area with a hob, step-down or level threshold, the following applies: (a) The floor of the shower area must be waterproof, including any hob or step-down; and



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: Table F1.7]					<p>(b) The walls of the shower area must be waterproof not less than 1800 mm above the floor substrate.</p> <p>(c) Wall junctions and joints within the shower area must be waterproof.</p> <p>(d) Wall/floor junctions within the shower area must be waterproof.</p> <p>(e) Penetrations within the shower area must be waterproof.</p> <p>(2) A shower with a preformed shower base must also comply with the requirements of (1), except for (a) which is not applicable</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
S26C4 Area outside shower area [2019: Table F1.7]				X	<p>(1) For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be water resistant.</p> <p>(2) For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be waterproof.</p> <p>(3) Wall/floor junctions must be waterproof</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
S26C5 Areas adjacent to baths and spas (other than inserted baths and spas) [2019: Table F1.7]			X		Not applicable
S26C6 Areas adjacent to inserted baths and spas [2019: Table F1.7]			X		Not applicable



5.0 CONCLUSION

This report provides a Building Code of Australia (BCA) 2022 assessment of ground floor retail and Gym, to be located at 22 Central Ave, Manly.

The primary purpose of this report was to identify the non-compliance matters contained in the proposed design philosophy against the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance recommendations to overcome the DTS non-compliances.

This report provided a BCA assessment table in Section 3.0 that summarises the identified non-compliance matters and offers specific recommendations that are also outlined in the Executive Summary.

Further, if compliance with the deemed-to-satisfy provisions is not achievable or desirable, Alternative Solutions could be further developed and verified by an appropriately qualified BCA Consultant or Fire Safety Engineer.

Report by



Trenton Jones
A1 Accredited Certifier Director
for AE&D

6.0 ATTACHMENT A - INSPECTION & MAINTENANCE

6.1 Fire Safety Measures

The fire safety measures within the building must be maintained to ensure correct operation at all times the building is occupied. All firefighting equipment should be tagged when tested/inspected and log books kept up-to-date for all smoke detection, warning systems and sprinkler systems (where installed).

An annual fire safety certificate must be submitted to the local consent authority and the NSW Fire Brigade each year indicating satisfactory performance of the fire safety measures contained within the building. The annual fire safety statement should be displayed in a prominent place within the building (i.e. the main entry foyer)

The correct operation and maintenance of the buildings fire safety measures is critical in affording an adequate level of fire safety.

6.2 Good Housekeeping

The ongoing management of the building should ensure good housekeeping procedures. The following matters should be considered by building management:

- ❖ Ensure exits and paths of travel to exits remain unobstructed (in particular stairways)
- ❖ Avoid storage of materials in unoccupied areas
- ❖ Limit storage of flammable/combustible materials to designated and approved areas
- ❖ Prevent chocking open fire/smoke doors
- ❖ Prevent storage of materials that could hinder access to firefighting equipment

