



Date: 19 October 2018
Our Ref: P18205

Mr Philip Wickings
79 A Ryan Pl,
Beacon Hill NSW 2100

Dear Mr. Wickings,

**RE: 79A Ryan Pl, Beacon Hill
BCA COMPLIANCE ASSESSMENT**

Please find enclosed our BCA Compliance Report prepared in respect of the proposed Guest House at the above listed property.

In reviewing the content of this Report, particular attention is drawn to the content of Part 3 as Part 3 summarizes the compliance status of the proposed design in terms of each prescriptive provision of the BCA.

The inclusion of this summary enables an immediate understanding of the compliance status of the proposed design to be obtained.

Should you require any further information, please do not hesitate to contact me on the number provided.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Kieran Tobin', followed by a horizontal line.

Kieran Tobin
Director

BCA COMPLIANCE ASSESSMENT

PREPARED FOR

Mr Philip Wickings

REGARDING

79A Ryan Pl, Beacon Hill

Prepared By



REPORT REGISTER

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of BCA Vision Pty Ltd.

Our Reference	Issue No.	Remarks	Issue Date
P18205	1	BCA Compliance Assessment	19 October 2018

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1.0 INTRODUCTION

1.1 GENERAL

This “BCA Compliance Assessment” report has been prepared at the request of Mr Lin and relates to 79A Ryan Pl, Beacon Hill.

BCA Vision have been engaged to provide compliance advice in regard to the proposed change of use of the structure to a guest house.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment, and does not make assumptions regarding “design intention” or the like.

1.2 REPORT BASIS

The content of this report reflects –

- (a) The principles and provisions of BCA 2016 Volume 2;
- (b) A site inspection of the subject premises on Thursday the 18th of October 2017.
- (c) Structural Engineers Certificate prepared by Jack Hodgson Consultants and dated 22/02/06;
- (d) Hydraulic Engineers Certificate prepared by Jack Hodgson Consultants and dated 10/03/16;
- (e) Pest Certificate prepared by Alternative Pest Control and dated 17/02/16;
- (f) Proposed alterations plans:-
 - Site Plan dated 30/09/15;

1.3 EXCLUSIONS

It is conveyed that this report should not construed to infer that an assessment for compliance with the following has been undertaken –

- (a) Structural and services design documentation;
- (b) General building services (i.e. passenger lifts);
- (c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
- (d) The individual requirements of the Workcover Authority;
- (e) Disability Discrimination Act (DDA).

1.4 REPORT PURPOSE

The purpose of this report is to identify the extent to which the architectural design documentation complies with the relevant prescriptive provisions of the BCA 2016. The status of the design is summarised within Part 3 of this report.

2.0 BUILDING DESCRIPTION

2.1 GENERAL

In the context of the Building Code of Australia (BCA), the subject development is described within items 2.2 – 2.6 below.

2.2 RISE IN STOREYS (CLAUSE C1.2)

The buildings are proposed to have a rise in storeys one (1)

2.2 BUILDING CLASSIFICATION (CLAUSE A3.2)

The building incorporate the following classifications: -

Class 1b	A guest house (boarding house) with less than 12 occupants and under 300m2 in area
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2.3 ENERGY EFFICIENCY IN BUILDINGS (PART 3.12)

A BASIX certificate does not apply as no works have been undertaken within the habitable areas of the dwelling.

2.0 BCA ASSESSMENT – SUMMARY

2.1 PART 3.1.1 – EARTHWORKS

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.1.1.1	Earthworks				✓
3.1.1.2	Excavation adjacent to vacant adjoining property				✓
3.1.1.3	Excavation adjacent to existing buildings				✓
3.1.1.4	Fill				✓

2.2 PART 3.1.2 – DRAINAGE

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.1.2.2	Drainage requirements	✓			
3.1.2.3	Surface water drainage	✓			
3.1.2.4	Subsoil drainage				✓
3.1.2.5	Stormwater drainage		✓		

2.3 PART 3.1.3 – TERMITE RISK MANAGEMENT

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.1.3.2	Installation of termite barriers	✓			
3.1.3.3	Barriers for concrete slab-on-ground				✓
3.1.3.4	Barriers for suspended floors	✓			
3.1.3.5	Attachments to buildings				✓

2.4 PART 3.2 – FOOTINGS AND SLABS

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.2.1	Application			✓	

2.5 PART 3.2.2 – PREPARATION

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.2.2.1	Excavation for footings			✓	✓ *
3.2.2.2	Filling under concrete slabs				✓
3.2.2.3	Foundations for footings and			✓	
3.2.2.4	Slab edge support on sloping sites				✓
3.2.2.5	Stepped footings				✓
3.2.2.6	Vapour barriers				✓
3.2.2.7	Edge rebates				✓

2.6 PART 3.2.3 – CONCRETE REINFORCING

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.2.3.1	Concrete				✓
3.2.3.2	Steel reinforcement				✓

2.7 PART 3.2.4 – SITE CLASSIFICATION

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.2.4.1	Site classification			✓	

2.8 PART 3.2.5 – FOOTING & SLAB CONSTRUCTION

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.2.5.1	Footing and slab construction				✓
3.2.5.2	Footings and slabs to extensions to existing buildings				✓
3.2.5.3	Shrinkage control				✓
3.2.5.4	Minimum edge beam dimensions				✓
3.2.5.5	Footings for fireplaces on Class A and S sites				✓
3.2.5.6	Stump footing details				✓

2.9 PART 3.3.1 – UNREINFORCED MASONRY

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.3.1.1	Application				✓
3.3.1.2	External walls				✓
3.3.1.3	Internal walls				✓
3.3.1.4	Isolated piers				✓
3.3.1.5	Masonry units				✓
3.3.1.6	Mortar mixes				✓
3.3.1.7	Mortar joints				✓
3.3.1.8	Vertical articulation joints				✓
3.3.1.9	Sub-floor ventilation				✓
3.3.1.10	Shrinkage allowance for timber framing				✓

2.10 PART 3.3.2 – REINFORCED MASONRY

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.3.2.1	Application				✓
3.3.2.2	External wall construction				✓

2.11 PART 3.3.3 – MASONRY ACCESSORIES

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.3.3.1	Application				✓
3.3.3.2	Wall ties				✓
3.3.3.3	Fixing straps and tie-down systems				✓
3.3.3.4	Lintels				✓
3.3.3.5	Corrosion protection				✓

2.12 PART 3.3.4 – WEATHERPROOFING OF MASONRY

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.3.4.1	Weatherproofing of masonry				✓

2.13 PART 3.4.1 – SUB-FLOOR VENTILATION

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.4.1.1	Application	✓			
3.4.1.2	Sub-floor ventilation	✓			

2.14 PART 3.4.2 – STEEL FRAMING

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.4.2.1	Application				✓
3.4.2.2	General				✓
3.4.2.3	Steel floor framing				✓
3.4.2.6	Installation of services				✓

2.15 PART 3.4.3 – TIMBER FRAMING

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.4.3.0	Residential timber-framed construction			✓	

2.16 PART 3.4.4 – STRUCTURAL STEEL MEMBERS

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.4.4.1	Application				✓
3.4.4.2	Structural steel members				✓
3.4.4.3	Columns				✓
3.4.4.4	Corrosion protection				✓

2.17 PART 3.5.1 – ROOF CLADDING

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.5.1.1	Application				✓
3.5.1.2	Roof tiling				✓
3.5.1.3	Metal sheet roofing			✓	

2.18 PART 3.5.2 – GUTTERS & DOWNPIPES

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.5.2.1	Application			✓	
3.5.2.2	Materials			✓	
3.5.2.3	Selection of guttering			✓	
3.5.2.4	Installation of gutters			✓	
3.5.2.5	Downpipes — size and installation			✓	

2.19 PART 3.5.3 – WALL CLADDING

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.5.3.1	Application				✓
3.5.3.2	Timber weatherboard cladding				✓
3.5.3.3	Fibre-cement planks and weatherboard cladding			✓	
3.5.3.4	Fibre-cement sheet wall cladding				✓
3.5.3.5	Eaves and soffit linings			✓	
3.5.3.6	Flashings to wall openings			✓	

2.20 PART 3.6— GLAZING

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.6.1	Application			✓	
3.6.2	Glazing sizes and installation			✓	
3.6.3	Fully framed glazing installed in perimeter of buildings			✓	
3.6.4	Human impact safety requirements			✓	
3.6.4.1	Doors				✓
3.6.4.2	Door side panels				✓
3.6.4.3	Full height framed glazed panels				✓
3.6.4.4	Glazed panels, other than doors or side panels, on the perimeter of rooms				✓
3.6.4.5	Bathroom, ensuite and spa room glazing			✓	
3.6.4.6	Visibility of glazing				✓

2.21 PART 3.7.1 – FIRE SEPARATION

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.7.1.1	Application	✓			
3.7.1.2	General concession — non-combustible materials	✓			
3.7.1.3	External walls of Class 1 buildings	✓			
3.7.1.4	Measurement of distances	✓			
3.7.1.5	Construction of external walls				✓
3.7.1.6	Class 10a buildings				✓
3.7.1.7	Allowable encroachments				✓
3.7.1.8	Separating walls				✓
3.7.1.9	Fire hazard properties				✓
3.7.1.10	Roof lights				✓

2.22 PART 3.7.2 – SMOKE ALARMS

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.7.2.1	Application			✓	
3.7.2.2	Requirements for smoke alarms			✓	
3.7.2.3	Location — Class 1a buildings				✓
3.7.2.4	Location — Class 1b buildings			✓	
3.7.2.5	Lighting to assist evacuation — Class 1b buildings			✓	

2.23 PART 3.7.3 – HEATING APPLIANCES

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.7.3.1	Application				✓
3.7.3.2	Open fireplace construction				✓
3.7.3.3	Chimney construction				✓
3.7.3.4	Installation of insert fireplaces and flues				✓
3.7.3.5	Installation of free standing heating appliances				✓

2.24 PART 3.7.4 – BUSHFIRE AREAS

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.7.4.1	Acceptable Construction Manuals			✓	

2.25 PART 3.8.1 – WET AREAS

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.8.1.1	Application			✓	
3.8.1.2	Wet Areas			✓	

2.26 PART 3.8.2 – ROOM HEIGHTS

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.8.2.1	Application	✓			
3.8.2.2	Ceiling heights	✓			

2.27 PART 3.8.3 – FACILITIES

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.8.3.1	Application	✓			
3.8.3.2	Required facilities	✓			
3.8.3.3	Construction of sanitary compartments	✓			

2.28 PART 3.8.4 – LIGHT

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.8.4.1	Application	✓			
3.8.4.2	Natural lighting	✓			
3.8.4.3	Artificial lighting			✓	

2.29 PART 3.8.5 – VENTILATION

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.8.5.1	Application	✓			
3.8.5.2	Ventilation requirements	✓			
3.8.5.3	Location of sanitary compartments	✓			

2.30 PART 3.8.6 – SOUND INSULATION

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.8.6.1	Application				✓
3.8.6.2	Sound insulation requirements				✓
3.8.6.3	General installation requirements for walls				✓
3.8.6.4	Services				✓

2.31 PART 3.9.1 – STAIR CONSTRUCTION

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.9.1.1	Application.	✓			
3.9.1.2	General requirements	✓			
3.9.1.3	Stair construction	✓			
3.9.1.4	Riser and going dimensions	✓			
3.9.1.5	Thresholds	✓			

2.32 PART 3.9.2 – BALUSTRADES

Clause	Requirement	Complies	Does Not Comply	FDR	Not Applicable
3.9.2.1	Application	✓			
3.9.2.2	When balustrades or other barriers are required	✓			
3.9.2.3	Balustrades or other barrier construction	✓			

3.0 BCA ASSESSMENT – SUMMARY

3.1 SUMMARY

We have reviewed the referenced plans and in our opinion the proposal can comply with the Building Code of Australia 2016 subject to the following

3.2 PART 3.1.2 – DRAINAGE

Clause	Requirement	Recommendation
3.1.2.5	Stormwater drainage	Hydraulic Engineering Advice is required. Provide Hydraulic Design Compliance Certificate A Compliance Certificate will be required on completion.

3.3 PART 3.2 – FOOTINGS AND SLABS

Clause	Requirement	Recommendation
3.2.1	FOOTINGS AND SLABS	Structural Engineers Advice is required. Provide Structural Engineers Details & Structural Design Certificate prior to Construction Certificate A Compliance Certificate will be required on completion.

3.4 PART 3.2.2 – PREPARATION

Clause	Requirement	Recommendation
3.2.2.1	Excavation for footings	Structural Engineers Advice is required. Provide Structural Engineers Details & Structural Design Certificate prior to Construction Certificate A Compliance Certificate will be required on completion.
3.2.2.3	Foundations for footings and	

3.5 PART 3.4.3 – TIMBER FRAMING

Clause	Requirement	Recommendation
3.4.3.0	Residential timber-framed construction	Where proposed Timber Wall and roof framing must comply with AS 1684. Structural Engineers Advice is required. Provide Structural Engineers Details & Structural Design Certificate prior to Construction Certificate A Compliance Certificate will be required on completion.

3.6 PART 3.5.1 – ROOF CLADDING

Clause	Requirement	Recommendation
3.5.1.3	Metal Sheet Roofing	Metal Sheet Roofing must be installed in accordance with Clause 3.5.1.3 of the National Construction Code. Provide construction method in Project Specification or on project plans prior to Construction Certificate. A Compliance Certificate will be required on completion.

3.7 PART 3.5.2 – GUTTERS & DOWNPIPES

Clause	Requirement	Recommendation
3.5.2.2	Materials	Gutter and downpipe installation must comply with AS/NZS 3500 Provide construction method in Project Specification or on project plans prior to Construction Certificate.
3.5.2.3	Selection of guttering	
3.5.2.4	Installation of gutters	
3.5.2.5	Downpipes — size and installation	

3.8 PART 3.5.3 – WALL CLADDING

Clause	Requirement	Recommendation
3.5.3.5	Eaves and soffit linings	Flashing to openings and eave cladding installation must comply with AS 1562.1 Provide construction method in Project Specification or on project plans prior to Construction Certificate. A Compliance Certificate will be required on completion.
3.5.3.3	Fibre Cement Planks and weatherboard cladding	
3.5.3.6	Flashings to wall openings	

3.9 PART 3.6– GLAZING

Clause	Requirement	Recommendation
3.6.2	Glazing sizes and installation	Glazing must comply with AS 1288 and AS 2047 Provide construction method in Project Specification or on project plans prior to Construction Certificate. A Compliance Certificate will be required on completion.
3.6.3	Fully framed glazing installed in perimeter of buildings	
3.6.4	Human impact safety requirements	
3.6.4.1	Doors	
3.6.4.2	Door side panels	
3.6.4.3	Full height framed glazed panels	
3.6.4.4	Glazed panels, other than doors or side panels, on the perimeter of rooms	
3.6.4.5	Bathroom, ensuite and spa room glazing	
3.6.4.6	Visibility of glazing	

3.10 PART 3.7.2 – SMOKE ALARMS

Clause	Requirement	Recommendation
3.7.2.2	<p>Requirements for smoke alarms Smoke alarms must—</p> <ul style="list-style-type: none"> (a) be located in— <ul style="list-style-type: none"> (i) Class 1a buildings in accordance with 3.7.2.3; and (ii) Class 1b buildings in accordance with 3.7.2.4 and 3.7.2.5; and (b) comply with AS 3786; and (c) be connected to the consumer mains power where consumer power is supplied to the building; and (d) be interconnected where there is more than one alarm. 	<p>A Hardwired smoke alarm with battery back up will be required:-</p> <ul style="list-style-type: none"> • In the lounge room • In the bedroom <p>The smoke alarms are required to be interconnected</p>
3.7.2.4	<p>Lighting to assist evacuation —</p> <p>Class 1b buildings In a Class 1b building, a system of lighting must be installed to assist evacuation of occupants in the event of a fire, and—</p> <ul style="list-style-type: none"> (a) be activated by the smoke alarm required by 3.7.2.4(b); and (b) consist of— <ul style="list-style-type: none"> (i) a light incorporated within the smoke alarm; or (ii) the lighting located in the corridor, hallway or area served by the smoke alarm. 	<p>We recommend providing additional emergency lights within: The lounge area</p>

3.11 PART 3.7.4 – BUSHFIRE AREAS

Clause	Requirement	Recommendation
3.7.4.1	Bush fire Construction	WE recommend obtaining a Bushfire report from a qualified bushfire consultant to determine the BAL and construction method required

3.12 PART 3.8.1 – WET AREAS

Clause	Requirement	Recommendation
3.8.1.2	Wet Areas	Waterproofing to wet areas must comply with AS 3740 Provide construction method in Project Specification or on project plans prior to Construction Certificate.

3.13 PART 3.8.4 – LIGHT

Clause	Requirement	Recommendation
3.8.4.3	Artificial lighting	Artificial Lighting must comply with AS 1680.0 Provide construction method in Project Specification or on project plans prior to Construction Certificate.

Author
KIERAN TOBIN
ACCREDITED CERTIFIER BPB NO 0409
 19 October 2018

4.0 BCA “ACCESS” ASSESSMENT – SUMMARY

4.1 BCA REQUIREMENTS

Clause No	Description	Complies	Can Not Comply	Detail Required at CC	Not Applicable
D3.1	General building access requirements		✓		
D3.2	Access to buildings		✓		
D3.3	Parts of buildings to be accessible		✓		
D3.4	Exemptions				✓
D3.5	Accessible car parking				✓
D3.6	Signage		✓		
D3.7	Hearing augmentation				✓
D3.8	Tactile indicators		✓		
D3.9	Wheelchair seating spaces in Class 9b assembly buildings				✓
D3.10	Swimming pools				✓
D3.11	Ramps				✓
D3.12	Glazing on an access way				✓
Part D4 Braille and tactile signs					
D4.2	Location of braille and tactile signs				✓
D4.3	Braille and tactile sign specification				✓
D4.4	Luminance contrast				✓
D4.5	Lighting				✓
D4.6	Braille				✓
Part D5 Accessible water entry/exit for swimming pools					
D5.2	Fixed or moveable ramp				✓
D5.3	Zero depth entry				✓
D5.4	Platform swimming pool lift				✓
D5.5	Sling-style swimming pool lift				✓
D5.6	Aquatic wheelchair				✓
Part E3 Lift installations					
E3.6	Passenger lifts				✓
Part F2 Sanitary and other facilities					
F2.4	Accessible sanitary facilities				✓

5 BCA “ACCESS” ASSESSMENT – DETAILED REQUIREMENTS

5.1 BCA REQUIREMENTS

CLAUSE	CLAUSE REQUIREMENTS	ACTION/RECOMMENDATION
Cl. D3.1	<p>General building access requirements</p> <p>Buildings and parts of buildings must be <i>accessible</i> as <i>required</i> by Table D3.1, unless exempted by D3.4</p>	<p>Part D3 states that a fully Accessible room is required.</p> <p>In addition the Access to Premises Standard dictates that access is provided to the “affected part” the means of accessing the internal parts of the building</p> <p>In our opinion the provision of compliant Access is not practicable in this instance as the topography of the property prevents compliance</p> <p>Our advice is to seek guidance from an Access consultant in regard to the merit in assessing this structure under the NCC performance provisions</p>
Cl. D3.2	<p>Access to buildings</p> <p>(a) An <i>accessway</i> must be provided to a building <i>required</i> to be <i>accessible</i>—</p> <p style="padding-left: 40px;">(i) from the main points of a pedestrian entry at the allotment boundary; and</p> <p style="padding-left: 40px;">(ii) from another <i>accessible</i> building connected by a pedestrian link; and</p> <p style="padding-left: 40px;">(iii) from any <i>required accessible</i> carparking space on the allotment.</p> <p>(b) In a building <i>required</i> to be <i>accessible</i>, an <i>accessway</i> must be provided through</p>	As Above

	<p>the principal pedestrian entrance, and—</p> <ul style="list-style-type: none"> (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total <i>floor area</i> more than 500 m², a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance, <p>except for pedestrian entrances serving only areas exempted by D3.4.</p> <p>(c) Where a pedestrian entrance <i>required</i> to be <i>accessible</i> has multiple doorways—</p> <ul style="list-style-type: none"> (i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be <i>accessible</i>; and (ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be <i>accessible</i>. <p>(d) For the purposes of (c)—</p> <ul style="list-style-type: none"> (i) an <i>accessible</i> pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> (A) all doorways serve the same part or parts of the building; and (B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2). <p>(e) Where a doorway on an <i>accessway</i> has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>	
Cl. D3.3	<p>Parts of buildings to be accessible</p> <p>In a building <i>required</i> to be <i>accessible</i>:</p> <ul style="list-style-type: none"> (a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with: <ul style="list-style-type: none"> (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	As Above

	<p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;</p> <p>(b) every passenger lift must comply with clause E3.6;</p> <p>(c) <i>access ways</i> must have:</p> <p>(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>access way</i> where a direct line of sight is not available; and</p> <p>(ii) turning spaces complying with AS 1428.1:</p> <p>(A) within 2 m of the end of <i>access ways</i> where it is not possible to continue travelling along the <i>access way</i>; and</p> <p>(B) at maximum 20 m intervals along the <i>access way</i>;</p> <p>(d) an intersection of <i>access ways</i> satisfies the spatial requirements for a passing and turning space;</p> <p>(e) a passing space may serve as a turning space;</p> <p>(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building-</p> <p>(i) containing not more than 3 <i>storeys</i>; and</p> <p>(ii) with a <i>floor area</i> for each <i>storey</i>, excluding the entrance <i>storey</i>, of not more than 200 m².</p>	
Cl. D3.8	<p>Tactile indicators</p> <p>(1) For a building <i>required</i> to be <i>accessible</i>, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching:</p> <p>(a) a stairway, other than a <i>fire-isolated stairway</i>;</p> <p>(b) an escalator;</p> <p>(c) a passenger conveyor or moving walk;</p> <p>(d) a ramp other than a <i>fire-isolated ramp</i>, a step ramp, a kerb ramp or a <i>swimming pool</i> ramp; and</p>	As Above

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| | <p>(e) in the absence of a suitable barrier:</p> <p>(i) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(ii) an <i>access way</i> meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in clause D3.4, if there is no kerb or kerb ramp at that point; except for areas exempted by clause D3.4.</p> <p>(2) Tactile ground surface indicators <i>required</i> by subclause (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>(3) A hostel for the aged, nursing home for the aged, a <i>residential aged care building</i>, Class 3 accommodation for the aged, Class 9a <i>health-care building</i> or a Class 9c <i>aged care building</i> need not comply with paragraphs (1) (a) and (d) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p> | |
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