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BCA COMPLIANCE ASSESSMENT REPORT

Building Address	Level 3, 1 Garigal Road, Belrose
Report No.	3029
Report For	C2cglobal Pty Ltd
Report By	Greg Murrow
Title / Company	Director Murrow Consulting Pty Ltd
Date	21 May 2021

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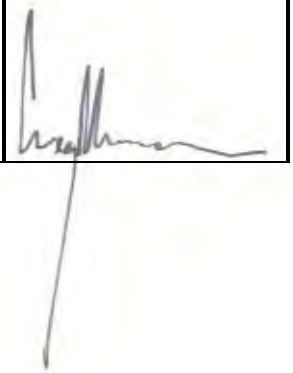
REPORT REVISION STATUS

Report No.	Revision	Issue Date	Report Status	Author		
3029	A	21/05/2021	Original report	Prepared and approved by:	Greg Murrow **Director**	

A. EXECUTIVE SUMMARY

This report provides a Building Code of Australia (BCA) compliance assessment of the proposed office fitout of Level 3 in the existing multi-storey commercial building at 1 Garigal Road, Belrose, in relation to the proposed new works.

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 Volume One and to provide recommendations to overcome the DTS non-compliances.

The proposed design, in relation to numerous DTS Provisions, shall be further detailed as nominated in the Section D table prior to the issue of a Construction Certificate (CC), however the following is a list of identified DTS non-compliances that should be addressed either by design amendments, additional information or by way of a Performance Solution prior to issue of CC (as indicated below):

DTS Provision	Outline of DTS non-compliance	Recommendation to address DTS non-compliance
D1.4 Exit travel distances	The southwestern corner of the terrace is more than 20 m (is 27m) from a point from which travel in different directions to 2 exits is available – **does not comply with D1.4(c)(i).**	Design amendments or obtain a Performance Solution formulated in accordance with BCA Part A2.
E1.3 Fire hydrants	Coverage: Each internal fire hydrant shall have a single valve-controlled outlet and attack hydrant performance. Internal fire hydrants shall cover only the level on which they are located. All points on a floor shall be within reach of a 10 m hose stream issuing from a nozzle at the end of a 30 m length of hose laid on floor connected to the fire hydrant outlet. The hose shall extend a minimum length of 1 m into the area to which the fire hydrant is providing coverage.	To be confirmed.
F2.3 Facilities in Class 3 to 9 buildings	As per Table F2.3, the new Level 3 tenancy requires the following sanitary facilities numbers to accommodate the proposed population of 50 office employees: • Males (50): o WCs: 3 (2 provided – **does not comply with Table F2.3**); o Urinals: 2 (2 provided – complies); o Washbasins: 2 (2 provided considering the accessible unisex sanitary compartment washbasin counts once for each sex – complies); • Females (37): o WCs: 4 (4 provided – complies); o Washbasins: 2 (2 provided – complies).	Rely on the accessible unisex sanitary compartment on Level 2 for the additional male WC. To be confirmed.

B. INTRODUCTION

This report provides a Building Code of Australia 2019 Amendment 1 (BCA) compliance assessment of the proposed office fitout on Level 3 of the existing multi-storey commercial building at 1 Garigal Road, Belrose.

This report is limited to an assessment of the proposed building works and does not extend to proposing an upgrade to the parts of the building not subject to the proposed building works.

PURPOSE OF THE REPORT

This report only applies to Level 3 of the existing multi-storey commercial building at 1 Garigal Road, Belrose.

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

INFORMATION RELIED UPON

The following information has been relied upon in the execution of this report.

Item No.	Documentation	Date
Plans		
1.	Proposed plan (Project No. 21112, Drawing No. A-002, Revision DA) issued by Maxam + Co	27.04.21
Applicable BCA		
2.	National Construction Code – Volume One – Building Code of Australia 2019 Amendment 1, published by the Australia Building Codes Board (ABCB)	2020
3.	National Construction Code – Guide to Volume One 2019 Amendment 1, published by the Australia Building Codes Board (ABCB)	2020

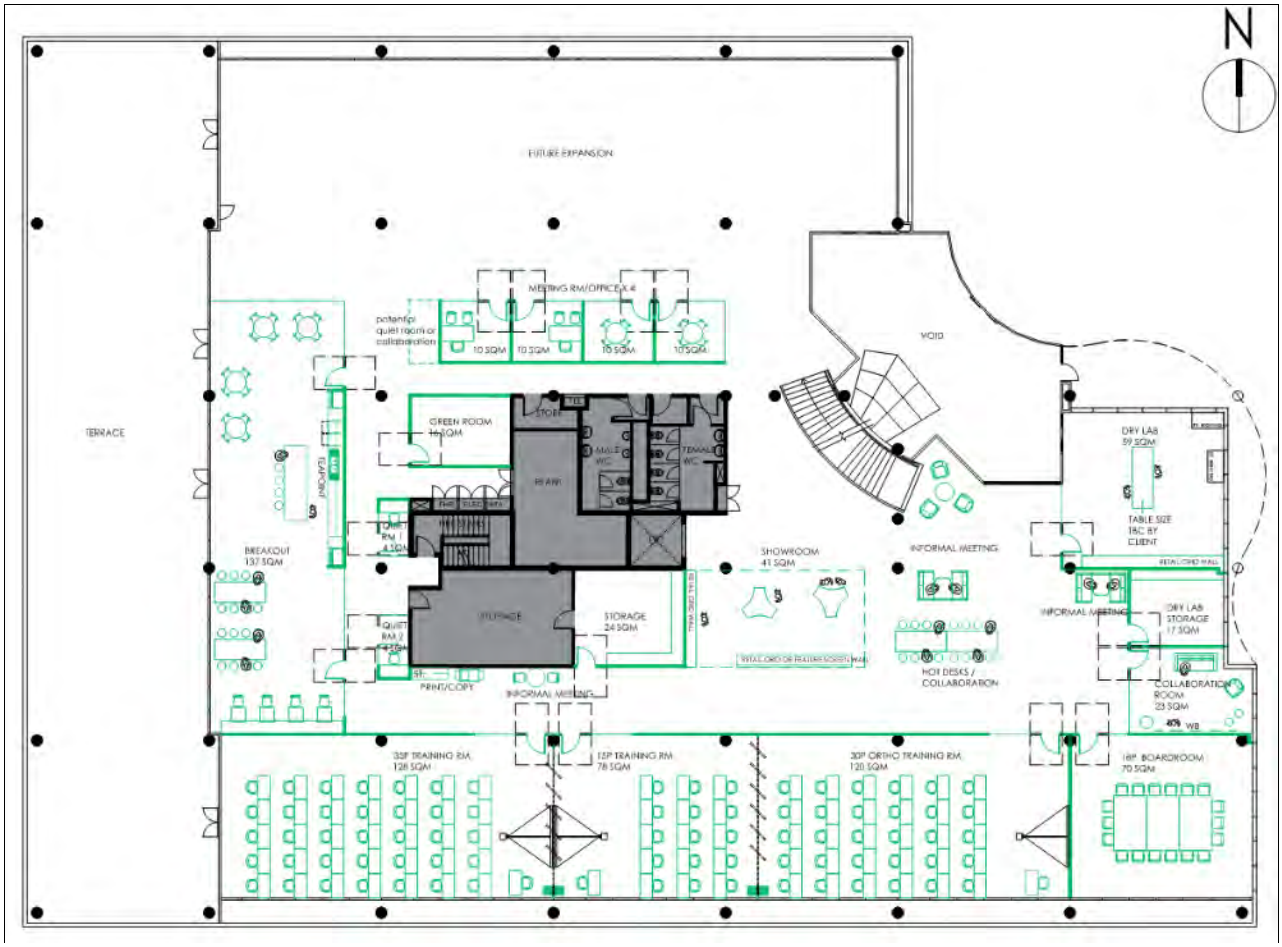
REPORT EXCLUSIONS

The following exclusions / limitations apply to this report:

1. This report only applies to the proposed office fitout on Level 3 of the existing multi-storey commercial building at 1 Garigal Road, Belrose;
2. This report does not address any matters that are outside the scope of the BCA;
3. This report is limited to an assessment of sections C, D, E, F and G of the BCA only;
4. This report is limited to an assessment of the proposed building works and does not extend to proposing an upgrade to the parts of the building not subject to the proposed building works;
5. This report does not provide any guarantee against complaints made under the Disability Discrimination Act 1992;
6. This report does not provide any assessment of the existing fire resistance levels (FRLs) of the building or the combustibility or fire hazard properties of any materials inside / outside the building, such as cladding;
7. This report does not provide any assessment of any external wall systems including but not limited to any external insulation, finishing system, wall panelling, cladding or façade material;
8. This report does not provide any Performance Solutions as recognised in the BCA, or fire engineering advice;
9. This report does not consider any structural elements or geotechnical matters relating to the building;
10. There was no assessment of hydraulic systems, mechanical systems or electrical systems;
11. The heritage or conservation area status of the building was not considered;
12. This report does not consider Work Health & Safety considerations;
13. This report does not consider energy or water authority requirements; and
14. This report does not consider Council's local planning policies or any development consent that applies to the development.

PLAN RELIED UPON

The following Level 3 floor plan is assessed in this report.



C. BUILDING INFORMATION

BUILDING BCA INFORMATION SUMMARY

The following is a summary of the BCA assessment data in relation to Level 3 of the existing multi-storey commercial building at 1 Garigal Road, Belrose.

Applicable Volume of BCA	One
Applicable Edition of BCA	2019 Amendment 1
BCA Building Classification(s)	Class 5 offices
"*Rise in storeys*"	3 (TBC)
Type of Construction	Type B Construction (TBC)
"*Effective height*"	Less than 25m (TBC)

Note: Terms in italics above are BCA defined terms as reproduced below:

Rise in storeys *means the greatest number of storeys calculated in accordance with C1.2 of Volume One.*

Effective height *means the vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).*

D. BCA COMPLIANCE ASSESSMENT TABLE

The following table details the DTS compliance of the proposed new works.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
SECTION C FIRE RESISTANCE		
Part C1 Fire Resistance and Stability		
C1.1 Type of construction required & Specification C1.1 Fire-resisting construction	Not applicable	Type B Construction would be required (in accordance with clauses 2 and 4 and Table 4 of Specification C1.1), but no new building elements require an FRL.
C1.2 Calculation of rise in storeys	Noted	RIS – 3
C1.3 Buildings of multiple classification	Noted	
C1.4 Mixed types of construction	Not applicable	
C1.5 Two storey Class 2, 3 or 9c buildings	Not applicable	
C1.6 Class 4 parts of buildings	Not applicable	
C1.7 Open spectator stands and indoor sports stadiums	Not applicable	
C1.8 Lightweight construction	Not applicable	
C1.9 Non-combustible building elements	To be further detailed at CC stage	Subclause (a) The following new building elements and their components must be non-combustible: (i) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. (ii) The flooring and floor framing of lift pits. (iii) Non-loadbearing internal walls where they are required to be fire-resisting. Subclause (b) A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of non-combustible construction. Subclause (c) A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shaft, must comply with Specification C1.1. Subclause (d) The requirements of (a) and (b) do not apply to the following: (i) Gaskets. (ii) Caulking. (iii) Sealants. (iv) Termite management systems. (v) Glass, including laminated glass. (vi) Thermal breaks associated with glazing systems. (vii) Damp-proof courses.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
		Subclause (e) The following materials may be used wherever a non-combustible material is required: (i) Plasterboard. (ii) Perforated gypsum lath with a normal paper finish. (iii) Fibrous-plaster sheet. (iv) Fibre-reinforced cement sheeting. (v) 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. (vi) Sarking-type materials that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5. (vii) Bonded laminated materials where— (A) each lamina, including any core, is non-combustible; and (B) each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and (C) the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectively.
C1.10 Fire hazard properties	To be further detailed at CC stage	Except where an exemption is provided for in C1.10(c), the fire hazard properties of the following new linings, materials and assemblies must comply with Specification C1.10: • Floor linings and floor coverings. • Wall linings and ceiling linings. • Air-handling ductwork. • Sarking-type materials. • Attachments to floors, ceilings, internal walls, common walls, fire walls and to internal linings of external walls. • Other materials including insulation materials other than sarking-type materials. Paint or fire-retardant coatings must not be used to achieve compliance with the required fire hazard properties.
C1.11 Performance of external walls in fire	Not applicable	
C1.12	Blank clause	
C1.13 Fire-protected timber: Concession	Not applicable	
C1.14 Ancillary elements	To be further detailed at CC stage	A new ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following: (a) An ancillary element that is non-combustible. (b) A gutter, downpipe or other plumbing fixture or fitting. (c) A flashing. (d) A grate or grille not more than 2 m^2 in area associated with a building service. (e) An electrical switch, socket-outlet, cover plate or the like. (f) A light fitting. (g) A required sign. (h) A sign other than one provided under (a) or (g) that— (i) achieves a group number of 1 or 2; and (ii) does not extend beyond one storey; and (iii) does not extend beyond one fire compartment; and (iv) is separated vertically from other signs permitted under (h) by at least 2 storeys. (i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that—

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
		(i) meets the relevant requirements of Table 4 of Specification C1.10 as for an internal element; and (ii) serves a storey— (A) at ground level; or (B) immediately above a storey at ground level; and (iii) does not serve an exit, where it would render the exits unusable in a fire. (j) A part of a security, intercom or announcement system. (k) Wiring. (l) A paint, lacquer or a similar finish. (m) A gasket, caulking, sealant or adhesive directly associated with (a) to (k).
Part C2 Compartmentation and Separation		
C2.1 Application of Part	Noted	
C2.2 General floor area and volume limitations	Not applicable	No proposed change to existing building in relation to this clause.
C2.3 Large isolated buildings	Not applicable	
C2.4 Requirements for open spaces and vehicular access	Not applicable	
C2.5 Class 9a and 9c buildings	Not applicable	
C2.6 Vertical separation of openings in external walls	Not applicable	No proposed change to existing building in relation to this clause.
C2.7 Separation by fire walls	Not applicable	
C2.8 Separation of classifications in the same storey	Not applicable	
C2.9 Separation of classifications in different storeys	Not applicable	No proposed change to existing building in relation to this clause.
C2.10 Separation of lifts shafts	Not applicable	No proposed change to existing building in relation to this clause.
C2.11 Stairways and lifts in one shaft	Not applicable	
C2.12 Separation of equipment	Not applicable	No proposed change to existing building in relation to this clause.
C2.13 Electricity supply system	Not applicable	No proposed change to existing building in relation to this clause.
C2.14 Public corridors in Class 2 and 3 buildings	Not applicable	
Part C3 Protection of Openings		
C3.1 Application of Part	Noted	
C3.2 Protection of openings in external walls	Not applicable	There are no new openings in an external wall that are required to have an FRL within 3m of a side or rear boundary of the allotment.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
C3.3 Separation of external walls and associated openings in different fire compartments	Not applicable	
C3.4 Acceptable methods of protection	Not applicable	
C3.5 Doorways in fire walls	Not applicable	
C3.6 Sliding fire doors	Not applicable	
C3.7 Protection of doorways in horizontal exits	Not applicable	
C3.8 Openings in fire-isolated exits	Not applicable	No proposed change to existing building in relation to this clause.
C3.9 Service penetrations in fire-isolated exits	Not applicable	
C3.10 Openings in fire-isolated lift shafts	Not applicable	
C3.11 Bounding construction: Class 2 and 3 buildings and Class 4 parts	Not applicable	
C3.12 Openings in floors and ceilings for services	To be further detailed at CC stage	All new services passing through the floors above or below Level 3 (required to have an FRL with respect to integrity and insulation) must be protected by a shaft complying with Specification C1.1; or in accordance with C3.15.
C3.13 Openings in shafts	To be further detailed at CC stage	A new opening in a wall providing access to a ventilating, pipe, garbage or other service shaft must be protected by— (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 (b) a self-closing –/60/30 fire door or hopper; or (c) an access panel having an FRL of not less than –/60/30; or (d) if the shaft is a garbage shaft — a door or hopper of non-combustible construction.
C3.14	Blank clause	
C3.15 Openings for service installations	To be further detailed at CC stage	All new services passing through the floors above or below Level 3 (required to have an FRL with respect to integrity and insulation) must be protected in accordance with a tested system (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); AS 1668.1-2015; or Specification C3.15 of the BCA.
C3.16 Construction joints	Not applicable	No proposed change to existing building in relation to this clause.
C3.17 Columns protected in lightweight construction to achieve an FRL	Not applicable	No proposed change to existing building in relation to this clause.
SECTION D ACCESS AND EGRESS		
Part D1 Provision for Escape		
D1.1 Application of Part	Noted	

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
D1.2 Number of exits required	Complies	No proposed change to existing building in relation to this clause. 2 exits required and 2 exits (fire-isolated exit and non-fire-isolated stairway) provided.
D1.3 When fire-isolated stairways and ramps are required	Not applicable	
D1.4 Exit travel distances	Does not comply	The southwestern corner of the terrace is more than 20 m (is 27m) from a point from which travel in different directions to 2 exits is available – **does not comply with D1.4(c)(i).** Otherwise there is no point on the floor of Level 3 which is more than 20 m from a point from which travel in different directions to 2 exits is available, and the maximum distance to one of those exits does not exceed 40m.
D1.5 Distance between alternative exits	Complies	The two exits are between 9-60m apart (measured through the points of choice).
D1.6 Dimensions of exits and paths of travel to exits	To be further detailed at CC stage	The following details of new paths of travel to exits shall be provided on plan: • Widths: Unobstructed width of not less than 1m; • Heights: The unobstructed height of not less than 2 m; • New doorways: Unobstructed width of not less than 850mm.
D1.7 Travel via fire-isolated exits	Not applicable	No proposed change to existing building in relation to this clause.
D1.8 External stairways or ramps in lieu of fire-isolated exits	Not applicable	
D1.9 Travel by non-fire-isolated stairways or ramps	Not applicable	No proposed change to existing building in relation to this clause.
D1.10 Discharge from exits	Not applicable	No proposed change to existing building in relation to this clause.
D1.11 Horizontal exits	Not applicable	
D1.12 Non-required stairways, ramps or escalators	Not applicable	
D1.13 Number of persons accommodated	Noted	According to the sanitary facilities numbers, the storey is restricted to accommodating a population of 100 persons.
D1.14 Measurement of distances	Noted	
D1.15 Method of measurement	Noted	
D1.16 Plant rooms, lift machine rooms and electricity network substations: concession	Not applicable	
D1.17 Access to lift pits	Not applicable	
D1.18 Egress from early childhood centres	Not applicable	
Part D2 **Construction of Exits**		
D2.1 Application of Part	Noted	
D2.2 Fire-isolated stairways and ramps	Not applicable	

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
D2.3 Non-fire-isolated stairways and ramps	Not applicable	
D2.4 Separation of rising and descending stair flights	Not applicable	
D2.5 Open access ramps and balconies	Not applicable	
D2.6 Smoke lobbies	Not applicable	
D2.7 Installations in exits and paths of travel	To be further detailed at CC stage	Subclause (d): Any new services or equipment comprising— (i) electricity meters, distribution boards or ducts; or (ii) central telecommunications distribution boards or equipment; or (iii) electrical motors or other motors serving equipment in the building, may be installed in any corridor, hallway, lobby or the like leading to a required exit, if the services or equipment are enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.
D2.8 Enclosure of space under stairs and ramps	Not applicable	
D2.9 Width of required stairways and ramps	Noted	
D2.10 Pedestrian ramps	Not applicable	
D2.11 Fire-isolated passageways	Not applicable	
D2.12 Roof as open space	Not applicable	
D2.13 Goings and risers	Not applicable	
D2.14 Landings	Not applicable	
D2.15 Thresholds	Not applicable	There is no indication of the threshold of any doorways incorporating a step or ramp at any point closer to the doorway than the width of the door leaf.
D2.16 Barriers to prevent falls	Not applicable	
D2.17 Handrails	Not applicable	
D2.18 Fixed platforms, walkways, stairways and ladders	Not applicable	
D2.19 Doorways and doors	Not applicable	
D2.20 Swinging doors	Not applicable	
D2.21 Operation of latch	To be further detailed at CC stage	All new doors in a path of travel to an exit must be readily openable without a key from the side that faces a person seeking egress by a single hand downward action on a single device which is located between 900mm and 1.1 m from the floor and be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and 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 35mm and not more than 45mm as per D2.21(a) unless

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
		the door is fitted with a fail-safe device which automatically unlocks the door upon the activation of any smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building, as per D2.21(b)(iv).
D2.22 Re-entry from fire-isolated exits	Not applicable	
D2.23 Signs on doors	Not applicable	
D2.24 Protection of openable windows	Not applicable	
D2.25 Timber stairways: Concession	Not applicable	
Part D3 **Access for People with a Disability**		
D3.1 General building access requirements	To be further detailed at CC stage	Disabled access is required to and within all areas on Level 3 normally used by the occupants. New works considerations New doorways shall comply with the following requirements of AS 1428.1-2009: • Luminance contrast (Clause 13.1); • Minimum clear opening of 850mm (Clause 13.2); • Circulation spaces (Figure 31 for swinging doors and Figure 32 for sliding doors); and • Door controls (Clause 13.5). The new doorways appear to comply with clauses 13.2 and 13.3 of AS 1428.1-2009. The new parts shall comply with AS 1428.1-2009, including sections 6, 7 and 13 of this standard (see Annexure 1): • Section 6: Continuous accessible paths of travel; • Section 7: Floor or ground surfaces on continuous accessible paths of travel and circulation spaces; • Section 13: Doorways widths and circulation space at new doorways; • Section 14: Switches and general purpose outlets (power points).
D3.2 Access to buildings	Not applicable	No proposed change to existing building in relation to this clause.
D3.3 Parts of buildings to be accessible	To be further detailed at CC stage	Subclause (a): Not applicable. No proposed change to existing building in relation to this clause. Subclause (b): Not applicable. No proposed change to existing building in relation to this clause. Subclause (c): (i): Accessways have passing spaces complying with AS 1428.1(i.e. 1.8m x 2m) at maximum 20 m intervals where a direct line of sight is not available (complies). (ii): Turning spaces with dimensions of 1540mm wide x 2070mm long (as per Clause 6.5.3 AS 1428.1) are provided at the ends of lobbies and corridors. Subclause (d): An intersection of accessways satisfies the spatial requirements for a passing and turning space. Subclause (e): A passing space may serve as a turning space.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
		Subclause (g): Clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'. Subclause (h): The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.
D3.4 Exemptions	Not applicable	
D3.5 Accessible carparking	Not applicable	
D3.6 Signage	To be further detailed at CC stage	Subclause (a): Braille and tactile signage complying with Specification D3.6 must— (i) Not applicable; (ii) Identify each door required by E4.5 to be provided with an exit sign and state— (A) "Exit"; and (B) "Level" ; and either (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb). Subclause (f): Noting the existing bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility on Level 2.
D3.7 Hearing augmentation	Not applicable	
D3.8 Tactile indicators	Not applicable	
D3.9 Wheelchair seating spaces in Class 9b assembly buildings	Not applicable	
D3.10 Swimming pools	Not applicable	
D3.11 Ramps	Not applicable	
D3.12 Glazing on an accessway	To be further detailed at CC stage	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.
SECTION E SERVICES AND EQUIPMENT		
Part E1 Fire Fighting Equipment		
E1.3 Fire hydrants	To be confirmed.	Subclause (a): The floor area of the building exceeds 500m^2 and therefore a fire hydrant system must be provided in accordance with E1.3 and AS 2419.1-2005. Subclause (b)(ii): Where internal fire hydrants are provided, they must serve only the storey on which they are located.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
		Coverage: Each internal fire hydrant shall have a single valve-controlled outlet and attack hydrant performance. Internal fire hydrants shall cover only the level on which they are located. All points on a floor shall be within reach of a 10 m hose stream issuing from a nozzle at the end of a 30 m length of hose laid on floor connected to the fire hydrant outlet. The hose shall extend a minimum length of 1 m into the area to which the fire hydrant is providing coverage.
E1.4 Fire hose reels	Not applicable	E1.4 does not apply to a Class 5 building.
E1.5 Sprinklers	Not applicable	
E1.6 Portable fire extinguishers	To be further detailed at CC stage	As per Table E1.6, portable fire extinguishers complying with AS 2444 are required to be installed to cover: • Class AE or E fire risks associated with emergency services switchboards, as necessary; and • Class A fire risks in normally occupied fire compartments less than 500m^2 not provided with fire hose reels. Portable fire extinguishers must be provided in accordance with Table E1.6 of the BCA and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444-2001.
E1.7	Blank clause	
E1.8 Fire control centres	Not applicable	
E1.9 Fire precautions during construction	To be further detailed at CC stage	In a building under construction 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.
E1.10 Provision for special hazards	Not applicable	
Part E2 **Smoke Hazard Management**		
E2.2 General requirements	To be further detailed at CC stage	If the building is provided with an automatic smoke detection and alarm system, it shall be modified to suit the new fitout / works in accordance with BCA Specification E2.2a and AS 1670.1-2018.
E2.3 Provision for special hazards	Not applicable	
Part E3 **Lift Installations**		
E3.1 Lift installations	Not applicable	No proposed change to existing building in relation to this clause.
E3.2 Stretcher facility in lifts	Not applicable	
E3.3 Warning against use of lifts in fire	Not applicable	
E3.4 Emergency lifts	Not applicable	
E3.5 Landings	Not applicable	
E3.6 Passenger lifts	Not applicable	
E3.7 Fire service controls	Not applicable	
E3.8 Residential care buildings	Not applicable	
E3.9 Fire service recall control switch	Not applicable	

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
E3.10 Lift car fire service drive control switch	Not applicable	
Part E4 **Visibility in an Emergency, Exit Signs and Warning Signs**		
E4.2 Emergency lighting requirements	To be further detailed at CC stage	The building is provided with an emergency lighting system. The emergency lighting system shall be modified to suit the new fitout / works in accordance with E4.2 and AS/NZS 2293.1-2018.
E4.3 Measurement of distance	Noted	
E4.4 Design and operation of emergency lighting	Noted	
E4.5 Exit signs	Not applicable	No proposed change to existing building in relation to this clause.
E4.6 Direction signs	To be further detailed at CC stage	Direction signs, complying with E4.8, must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit.
E4.7 Class 2 and 3 buildings and Class 4 parts: Exemptions	Not applicable	
E4.8 Design and operation of exit signs	To be further detailed at CC stage	Exit signs shall comply with: (a) AS/NZS 2293.1-2018; or (b) For a photoluminescent exit sign, Specification E4.8; and be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.
E4.9 Emergency warning and intercom systems	To be further detailed at CC stage	If the building is provided with an emergency warning and intercom system (EWIS), it shall be modified to suit the new fitout / works in accordance with E4.9 and AS 1670.4-2018.
SECTION F **HEALTH AND AMENITY**		
Part F1 **Damp and Weatherproofing**		
F1.1 Stormwater drainage	Not applicable	No proposed change to existing building in relation to this clause.
F1.2	Blank clause	
F1.3	Blank clause	
F1.4 External above ground membranes	Not applicable	
F1.5 Roof coverings	Not applicable	
F1.6 Sarking	Not applicable	
F1.7 Waterproofing of wet areas in buildings	Not applicable	No proposed change to existing building in relation to this clause.
F1.8	Blank clause	
F1.9 Damp-proofing	Not applicable	
F1.10 Damp-proofing of floors on the ground	Not applicable	
F1.11 Provision of floor wastes	Not applicable	

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
F1.12 Subfloor ventilation	Not applicable	
F1.13 Glazed assemblies	Not applicable	No proposed change to existing building in relation to this clause.
Part F2 **Sanitary and Other Facilities**		
F2.1 Facilities in residential buildings	Not applicable	
F2.2 Calculation of number of occupants and facilities	Noted	Subclause (c): In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility required for people with a disability may be counted once for each sex. Subclause (c): For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.
F2.3 Facilities in Class 3 to 9 buildings	Does not comply	The new Level 3 tenancy can accommodate a total of 50 office employees (25 males and 25 females). As per Table F2.3, the new Level 3 tenancy requires the following sanitary facilities numbers to accommodate the proposed population of 50 office employees: • Males (50): o WCs: 3 (2 provided – **does not comply with Table F2.3**); o Urinals: 2 (2 provided – complies); o Washbasins: 2 (2 provided considering the accessible unisex sanitary compartment washbasin counts once for each sex – complies); • Females (37): o WCs: 4 (4 provided – complies); o Washbasins: 2 (2 provided – complies). Subclause (e): Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.
F2.4 Accessible sanitary facilities	Not applicable	No proposed change to existing building in relation to this clause.
F2.5 Construction of sanitary compartments	Not applicable	No proposed change to existing building in relation to this clause.
F2.6 Interpretation: Urinals and washbasins	Noted	
F2.7 Microbial (legionella) control	Deleted in NSW	
F2.8 Waste management	Not applicable	
F2.9 Accessible adult change facilities	Not applicable	
Part F3 **Room Heights**		
F3.1 Height of rooms and other spaces	To be further detailed at CC stage	Subclause (b): Ceiling heights shall be not less than 2.4m except in corridors, passageways, or the like where they shall be not less than 2.1m. Subclause (f): Ceiling heights in a new bathroom, shower room, sanitary compartment, airlock, tea preparation room, pantry, store room or the like shall be not less than 2.1 m.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
Part F4 **Light and Ventilation**		
F4.1 Provision of natural light	Not applicable	
F4.2 Methods and extent of natural light	Not applicable	
F4.3 Natural light borrowed from adjoining room	Not applicable	
F4.4 Artificial lighting	To be further detailed at CC stage	Subclause (a): Artificial lighting must be provided— • in required stairways, passageways, and ramps; and • if natural light of a standard equivalent to that required by F4.2 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 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. Subclause (b): The artificial lighting system must comply with AS/NZS 1680.0.
F4.5 Ventilation of rooms	To be further detailed at CC stage	Every office, workroom, sanitary compartment, bathroom, and any other room occupied by a person for any purpose must be provided either with adequate natural ventilation complying with F4.6, or mechanical ventilation complying with AS 1668.2-2012.
F4.6 Natural ventilation	Not applicable	
F4.7 Ventilation borrowed from adjoining room	Not applicable	
F4.8 Restriction on location of sanitary compartments	Noted	
F4.9 Airlocks	Not applicable	
F4.10	Blank clause	
F4.11 Carparks	Not applicable	
F4.12 Kitchen local exhaust ventilation	Not applicable	
Part F5 **Sound Transmission and Insulation**		
F5.1 Application of Part	Not applicable	
Part F6 **Condensation management**		
F6.1 Application of Part	Not applicable	
SECTION G **ANCILLARY PROVISIONS**		
Part G1 **Minor Structures and Components**		

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
NSW G1.1 Swimming pools	Not applicable	
G1.2 Refrigerated chambers, strong-rooms and vaults	Not applicable	
G1.3 Outdoor play spaces	Not applicable	
NSW G1.101 Provision for cleaning windows	Not applicable	
Part G2 **Boilers, Pressure Vessels, Heating Appliances, Fireplaces, Chimneys and Flues**		
G2.2 Installation of appliances	Not applicable	
G2.3 Open fireplaces	Not applicable	
G2.4 Incinerator rooms	Not applicable	
Part G3 **Atrium Construction**		
G3.1 Application of Part	Not applicable	
Part G4 **Construction in Alpine Areas**		
G4.1 Application of Part	Not applicable	
Part G5 **Construction in Bushfire Prone Areas**		
G5.1 Application of Part	Not applicable	
Part G6 **Occupiable outdoor areas**		
G6.1 Application of Part	Not applicable	

E. CONCLUSION

This report provided a BCA compliance assessment of the proposed office fitout of Level 3 in the existing multi-storey commercial building at 1 Garigal Road, Belrose, in relation to the proposed new works.

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

If you require any further information, please contact the undersigned.

Signed

Greg Murrow
Director – Murrow Consulting Pty Ltd
MAIBS, MAAC, AMACAA
Grad Dip Build Surv, Dip Access Consulting
NSWFT Registered: Building Surveyor - Unrestricted

6 CONTINUOUS ACCESSIBLE PATHS OF TRAVEL

6.1 General

A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or other impediment.

6.2 Heights of a continuous accessible path of travel

The minimum unobstructed height of a continuous accessible path of travel shall be 2000 mm or 1980 mm at doorways (see Figure 2).

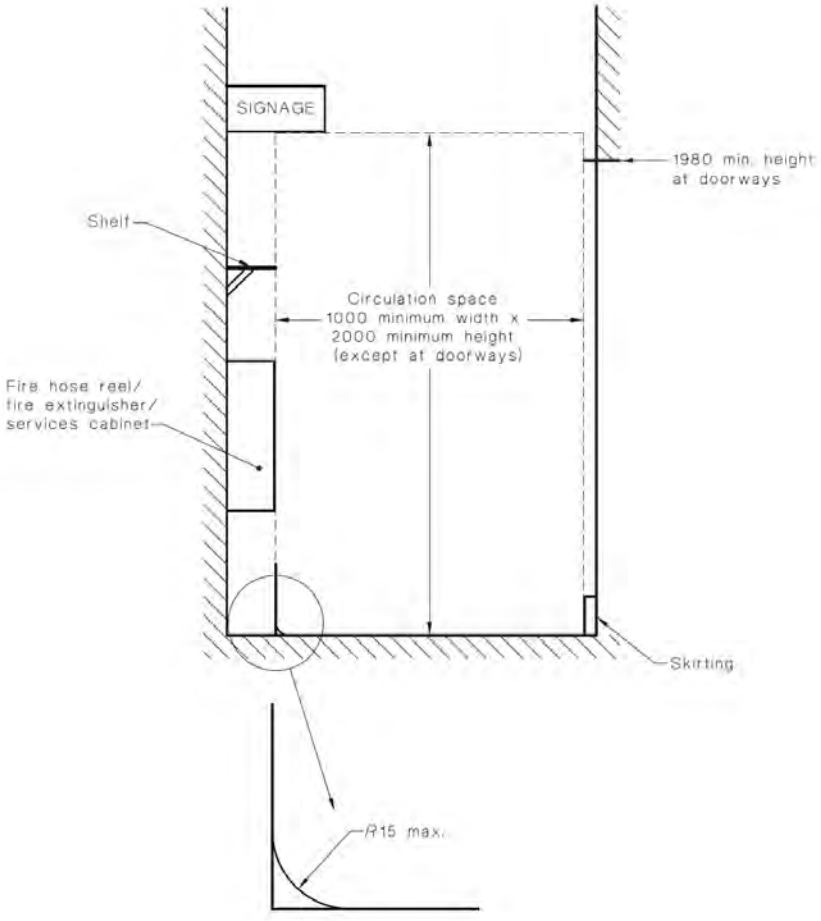
6.3 Width of a continuous accessible path of travel

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width (see Figure 2) of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

(a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.

(b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.

(c) Door handles less than 900 mm above the finished floor level.



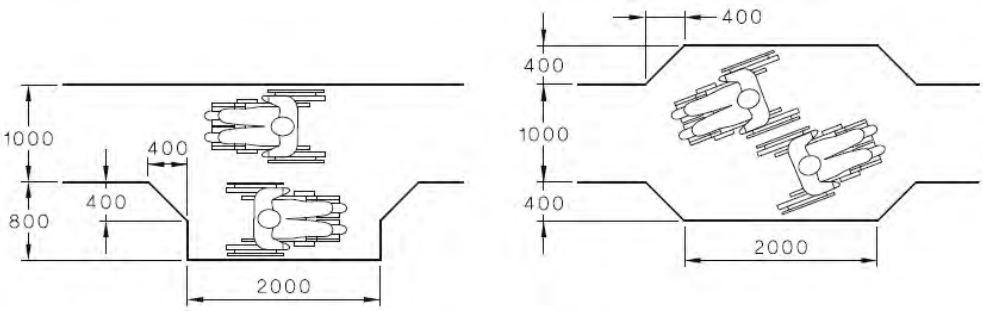
DIMENSIONS IN MILLIMETRES

FIGURE 2 CONTINUOUS ACCESSIBLE PATH OF TRAVEL—MINIMUM HEIGHT AND WIDTH

6.4 Passing space for wheelchairs

Passing space for 2 persons using wheelchairs shall be a minimum width of 1800 mm for a minimum length of 2000 mm.

NOTE: For examples see Figure 3.



DIMENSIONS IN MILLIMETRES

FIGURE 3 EXAMPLES FOR PASSING SPACE FOR WHEELCHAIRS

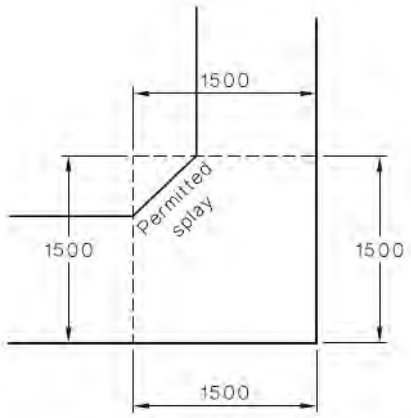
6.5 Circulation space for wheelchair turn

6.5.1 *60° to 90° turn*

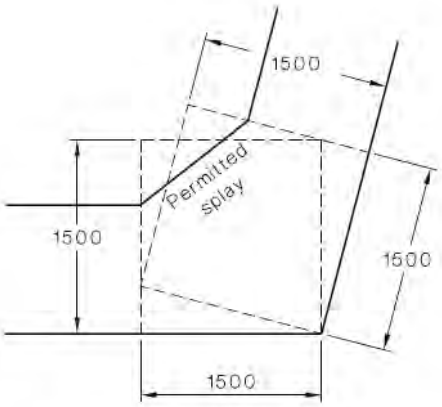
The space required for a wheelchair to make a 60° to 90° turn shall have a gradient no steeper than 1 in 40 and shall be not less than 1500 mm wide and 1500 mm long in the direction of travel. The space may be splayed across the internal corner as shown in Figure 4.

6.5.2 *30° to <60°*

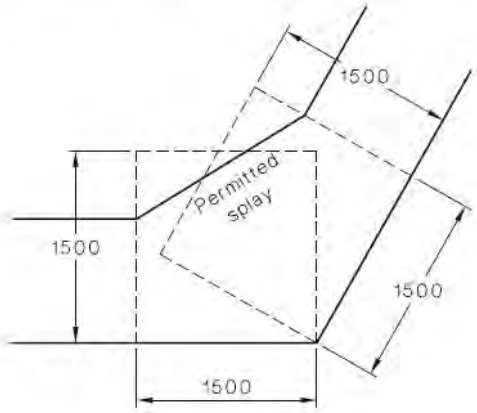
Where the angle of turn is 30° to less than 60° and the width of the path of travel is less than 1200 mm, a splay of at least 500 mm × 500 mm shall be made on the internal corner, as shown in Figure 4.



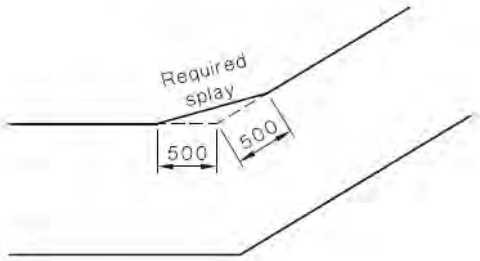
Turn 90° in path of travel
Corridor less than 1500 mm wide requires widening at turn



Turn 75° in path of travel
Corridor less than 1500 mm wide requires widening at turn



Turn 60° in path of travel
Corridor less than 1500 mm wide requires widening at turn



Turn 30° to <60° in path of travel
less than 1200 mm wide

DIMENSIONS IN MILLIMETRES

FIGURE 4 SPACE REQUIRED FOR A 30° TO 90° DEGREE TURN

6.6 Visual indicators on glazing

A1 Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.

NOTE: For method of testing luminance contrast, see Appendix B.

7 FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES

7.1 General

A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability.

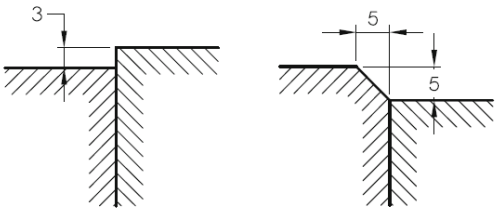
7.2 Construction tolerances for abutment of surfaces

Abutment of surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows:

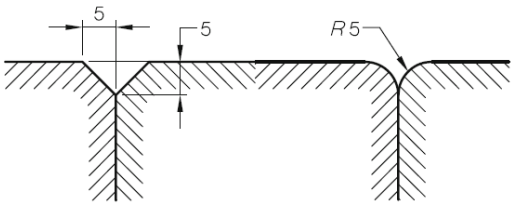
(a) 0 ±3 mm vertical, as shown in Figure 6(a).

(b) 0 ±5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping, as shown in Figure 6(b).

Tolerances for raked joint pavers shall be as shown in Figure 7.



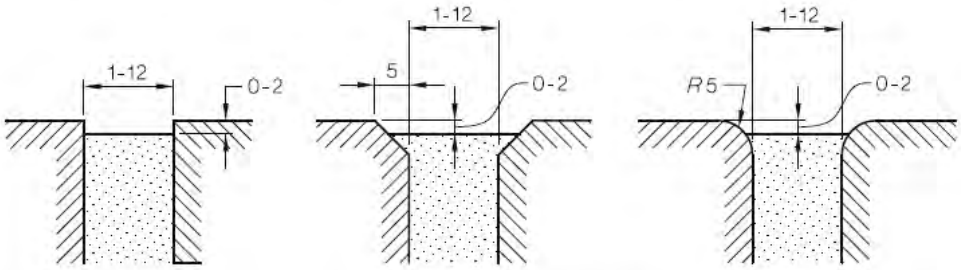
(a) Change in level



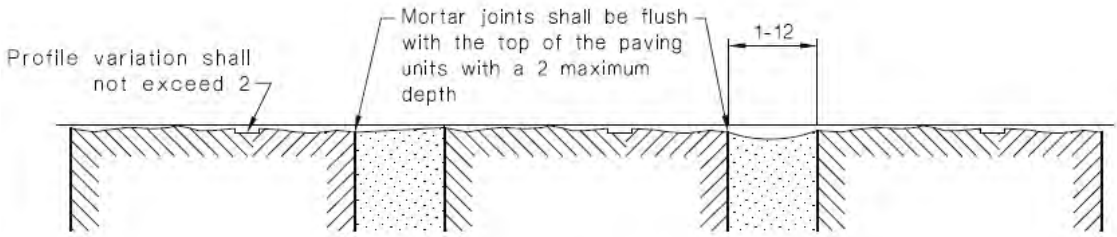
(b) Continuous paving units—flush–jointed with level surfaces

DIMENSIONS IN MILLIMETRES AND ARE MAXIMUM

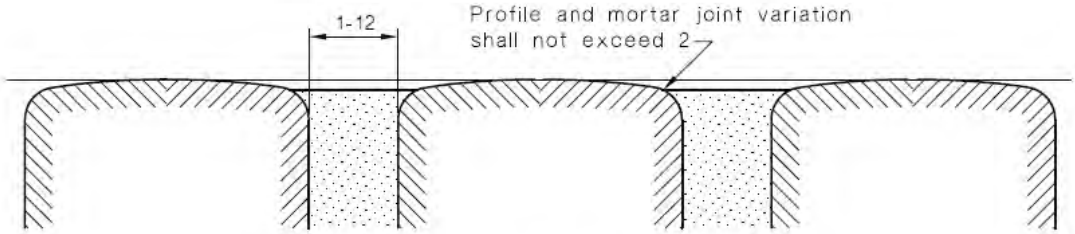
FIGURE 6 ACCEPTABLE CONSTRUCTION TOLERANCES FOR ABUTMENT OF SURFACES



(a) Continuous paving units—Level surface



(b) Continuous paving units—Irregular surfaces



(c) Continuous paving units—Domed surfaces

DIMENSIONS IN MILLIMETRES AND ARE MAXIMUM

FIGURE 7 RAKED JOINT PAVERS

7.3 Changes in level

When a vertical change of not more than 5 mm occurs between the abutment of two surfaces along a continuous accessible path of travel, such change in surface level shall comply with the tolerances given in Clause 7.2.

7.4 Fixed or recessed floor coverings—Soft floor coverings

7.4.1 *Carpets and other soft flexible materials*

Where carpets or any soft flexible materials are used on the ground or floor surface—

(a) the pile height or pile thickness shall not exceed 6 mm and the carpet backing thickness shall not exceed 4 mm;

(b) exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge; and

NOTE: An example is given in Figure 8.

(c) at the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3 mm or a rounded bevelled edge no higher than 5 mm or above that height a gradient of 1 in 8 up to a total maximum height of 10 mm.

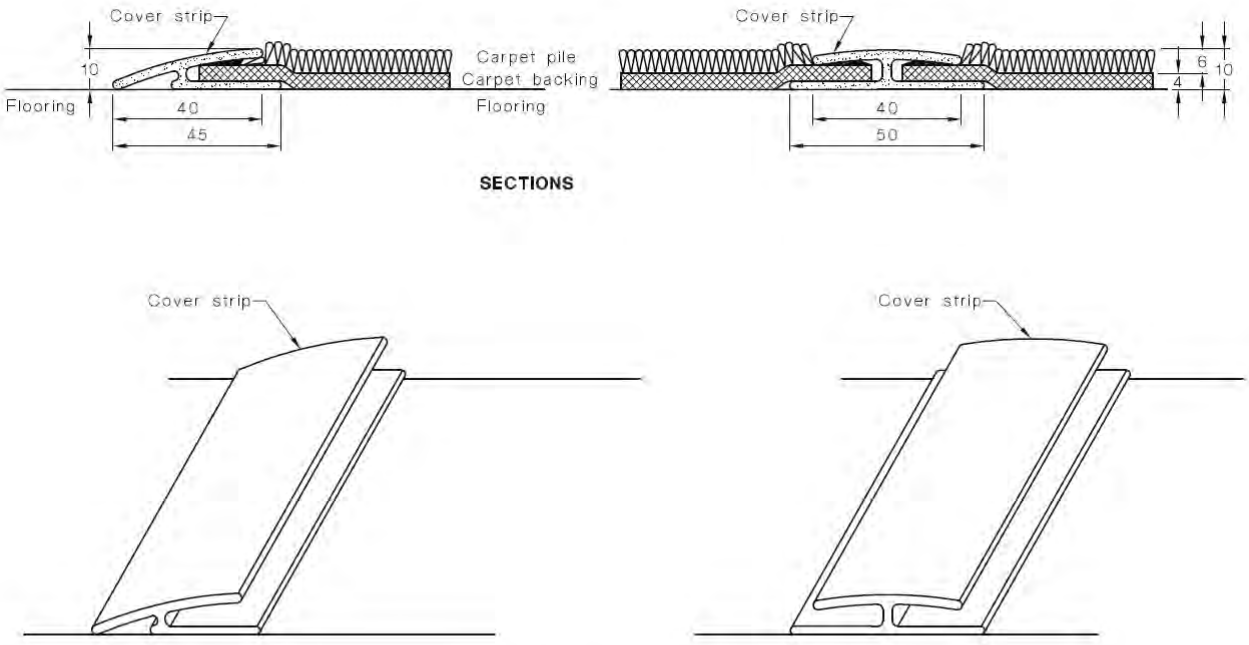


FIGURE 8 EXAMPLE OF ABUTTING FLOOR COVERINGS ON A CONTINUOUS ACCESSIBLE PART OF TRAVEL

7.4.2 *Recessed matting*

Matting recessed within a continuous accessible path of travel—

(a) where of metal and bristle type construction or similar, its surface shall be no more 3 mm if vertical or 5 mm if rounded or bevelled, above or below the surrounding surface; and

(b) where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3 mm if vertical or 5 mm if rounded or bevelled.

7.5 Grates

Grates shall comply with the following:

(a) Circular openings shall be not greater than 13 mm in diameter.

(b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.

NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.

13.1 Luminance contrast

All doorways shall have a minimum luminance contrast of 30% provided between—

(a) door leaf and door jamb;

(b) door leaf and adjacent wall;

(c) architrave and wall;

(d) door leaf and architrave; or

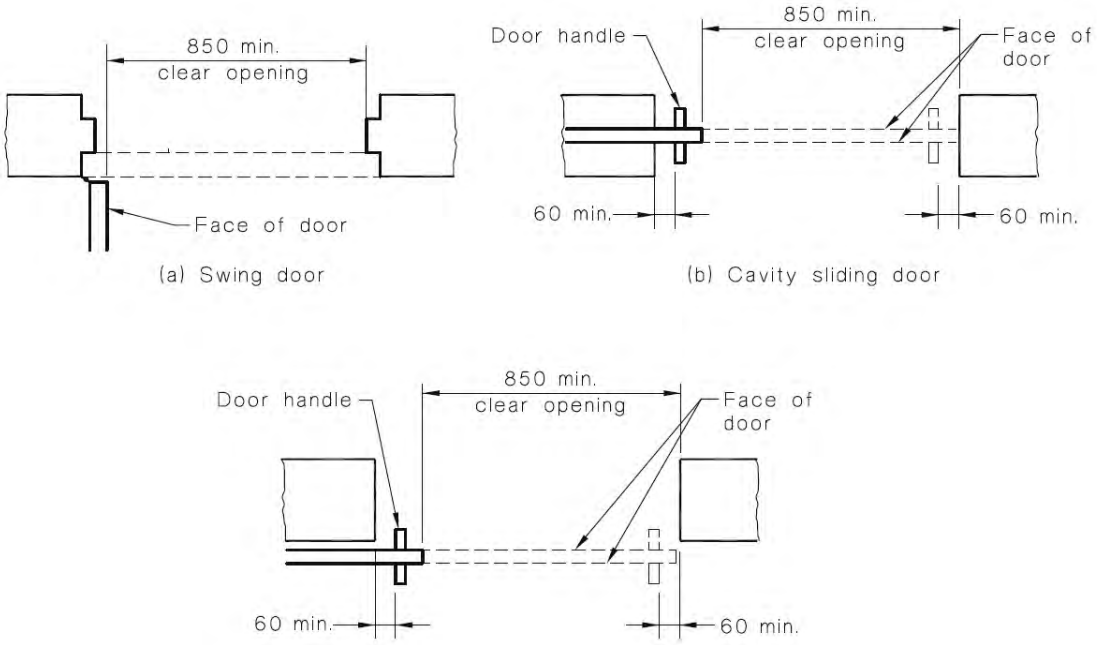
(e) door jamb and adjacent wall.

The minimum width of the area of luminance contrast shall be 50 mm.

13.2 Clear opening of doorways

The minimum clear opening of a doorway on a continuous accessible path of travel shall be 850 mm when measured from the face of the opened door to the doorstop, as shown in Figure 30. Where double doors are used, the 850 mm minimum clear opening shall apply to the active leaf.

NOTE: For door controls, see Clause 13.5.



DIMENSIONS IN MILLIMETRES

FIGURE 30 CLEAR OPENING OF DOORWAYS

13.3 Circulation spaces at doorways on a continuous accessible path of travel

13.3.1 *General*

Circulation spaces shall be provided at every doorway, gate, or similar entry way, on a continuous accessible path of travel.

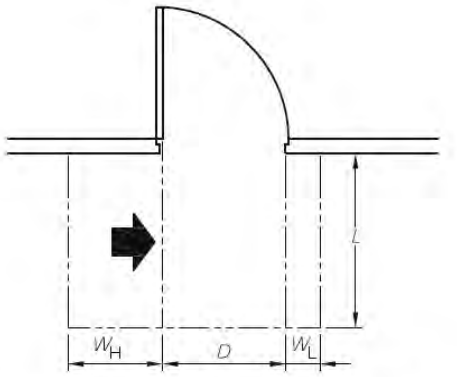
Circulation spaces at doorways shall have a gradient and crossfall not steeper than 1 in 40.

Doorway circulation spaces shall be used in combination to allow access through doorways in both directions, as shown in Figures 31 and 32.

The dimensions shall also apply in mirror image configurations. Where clear doorway openings are intermediate to those shown in Figures 31 and 32 then the required circulation spaces shall be interpolated.

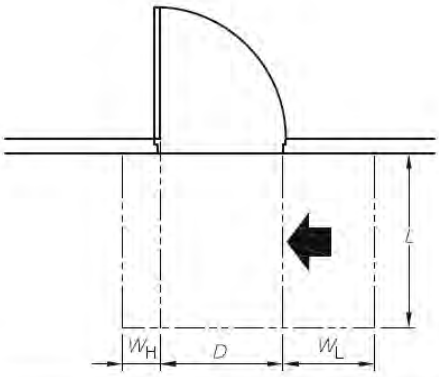
13.3.2 *Swinging doors*

The clear circulation space at doorways with swinging doors is based on the clear opening width of the doorway (*D*). The clear circulation space shall be not less than the dimensions specified in the tables of Figure 31 for the appropriate clear opening width.



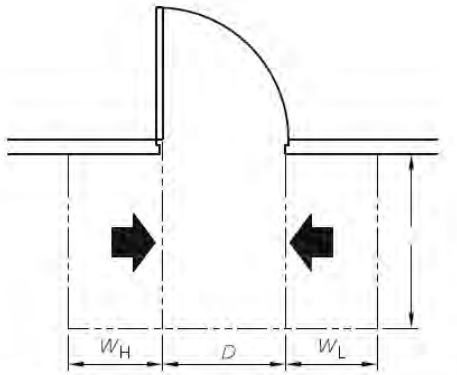
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1220	560	340
900	1185	510	340
950	1160	460	340
1000	1140	410	340

(a) Hinge-side approach, door opens away from user



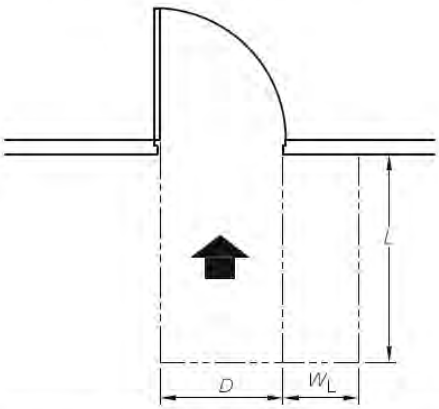
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	240	660
900	1210	190	660
950	1175	140	660
1000	1155	90	660

(b) Latch-side approach, door opens away from user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660

(c) Either side approach, door opens away from user



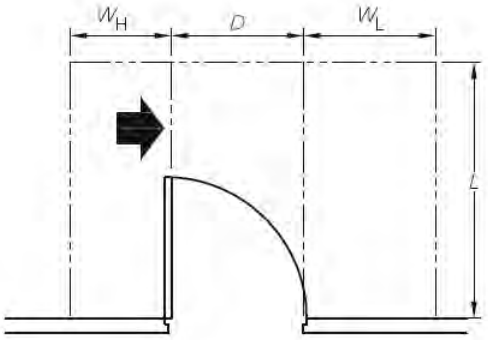
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(d) Front approach, door opens away from user

LEGEND:
D = Clear opening of width of doorway
L = Length
W_H = Width—hinge side
W_L = Width—latch side
➡ = Direction of approach
---- = Circulation space

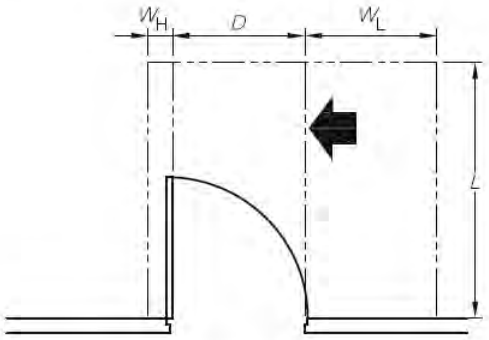
DIMENSIONS IN MILLIMETRES

FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS



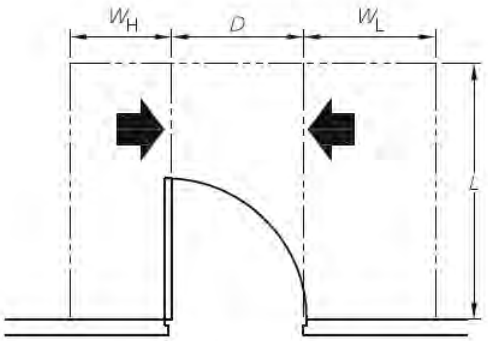
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(e) Hinge-side approach, door opens towards user



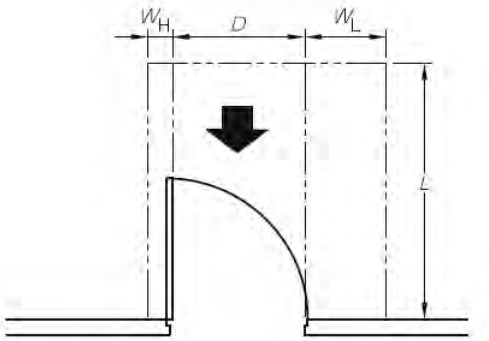
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	110	900
900	1670	110	900
950	1670	110	900
1000	1670	110	900

(f) Latch-side approach, door opens towards user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(g) Either side approach, door opens towards user



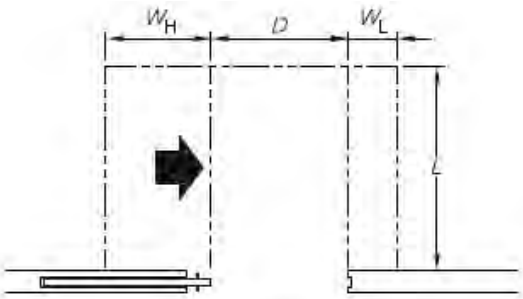
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	110	530
900	1450	110	530
950	1450	110	530
1000	1450	110	530

(h) Front approach, door opens towards user

LEGEND:
D = Clear opening of width of doorway
L = Length
W_H = Width—hinge side
W_L = Width—latch side
➡ = Direction of approach
---- = Circulation space

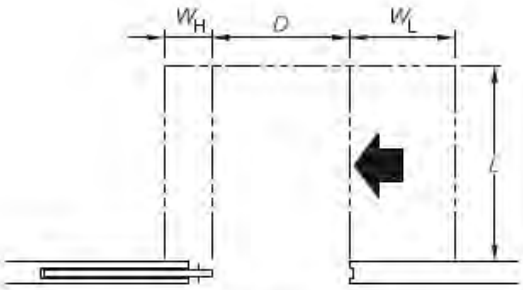
DIMENSIONS IN MILLIMETRES

FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS



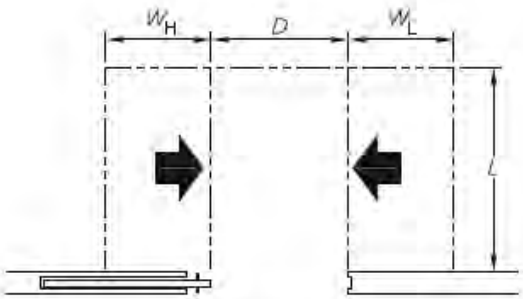
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1280	660	395
900	1280	610	395
950	1280	560	395
1000	1280	510	395

(a) Slide-side approach



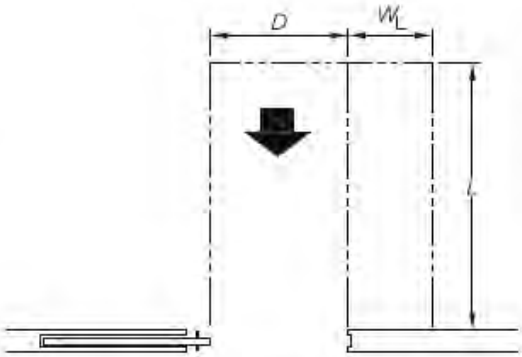
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1230	185	660
900	1230	180	660
950	1230	180	660
1000	1230	180	660

(b) Latch-side approach



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1280	660	660
900	1280	610	660
950	1280	560	660
1000	1280	510	660

(c) Either side approach



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	530
900	1450	0	530
950	1450	0	530
1000	1450	0	530

(d) Front approach

LEGEND:
D = Clear opening of width of doorway
L = Length
W_H = Width—hinge side
W_L = Width—latch side
➡ = Direction of approach
---- = Circulation space

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FIGURE 32 CIRCULATION SPACES AT DOORWAYS WITH SLIDING DOORS

13.3.3 *Sliding doors*

13.3.3.1 *General*

The clear circulation space at doorways with sliding doors is based on the clear opening width of the doorway (*D*). The clear circulation space shall be not less than the dimensions specified in the tables in Figure 32 for the appropriate clear opening width.

13.3.3.2 *Cavity sliding doors*

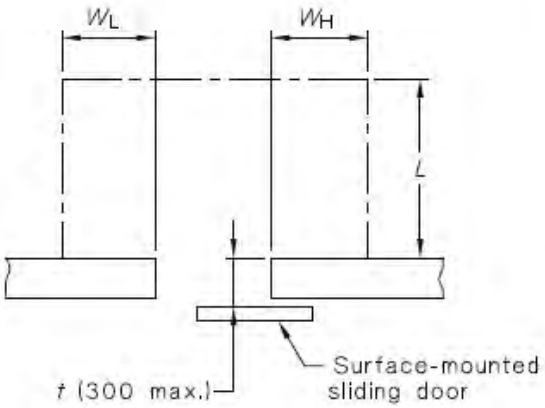
Where a sliding door is within the wall cavity, the circulation space at the doorway shall be not less than that given in the tables of Figure 32 for the appropriate clear opening width (*D*).

13.3.3.3 *Surface-mounted doors*

Where a sliding door is surface-mounted, the circulation space at the doorway shall be as follows:

(a) The circulation space at the door face shall be not less than that given in the tables of Figure 32.

(b) The circulation space opposite the door face shall be increased from that given in the tables of Figure 32, by the values given in the Table of Figure 33. When a surface-mounted sliding door is automatic, these increases do not apply.



Door approach	Increase from Figure 32
Figure 32(d)	Add dimensions t to dimensions W_L and W_H
Figure 32(a), 32(b), 32(c)	Add dimensions t to dimensions L, W_L and W_H

t=wall thickness to the face of the door

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NOTE: See Clause 13.2 for clear openings of doorways.

FIGURE 33 CALCULATING DIMENSIONS OF THE CIRCULATION SPACE OPPOSITE THE DOOR FACE WHERE A SLIDING DOOR IS SURFACE-MOUNTED

13.5 Door controls

13.5.1 *General*

Door controls in, or forming part of, the continuous accessible path of travel shall comply with the requirements of this Clause.

13.5.2 *Design and performance*

Door handles and related hardware and accessories shall comply with the following:

(a) The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.

NOTES:

1 Figure 35(A) shows an example of a suitable hinged door handle. Figure 35(B) shows an example of a suitable door handle for sliding doors.

2 Door handles of 'D' lever type provide an adequate grip for people with hand impairments.

(b) The clearance between the handle and the back plate or door face at the centre grip section of the handle shall be not less than 35 mm and not more than 45 mm.

(c) 'D' type handles shall be provided on sliding doors.

(d) Where snibs are installed, they shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.

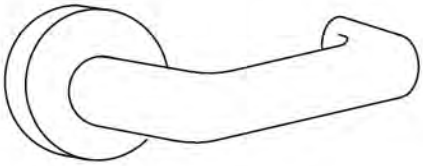
(e) For doors other than fire doors and smoke doors where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the following:

(i) To initially open the door..... 20 N

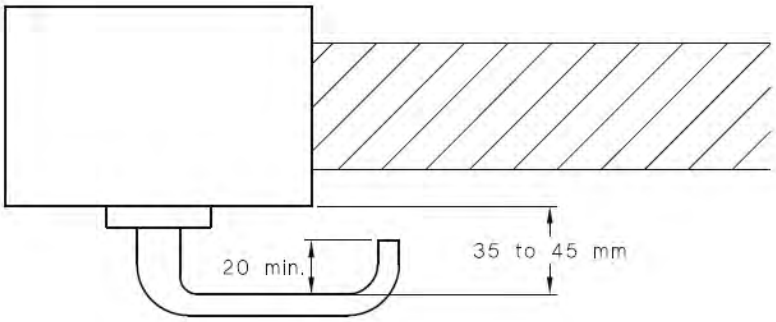
(ii) To swing or slide the door.....20 N.

(iii) To hold the door open between 60° and 90°.....20 N.

(f) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door, as shown in Figure 36.



(a) Isometric view



(b) Plan view

FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS

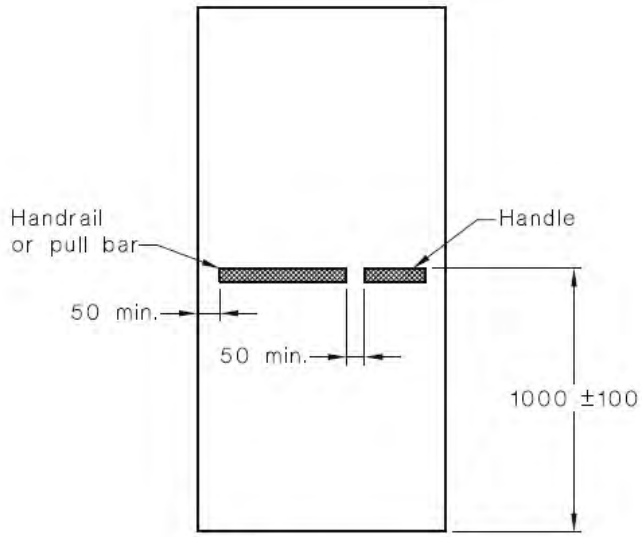


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FIGURE 36 LOCATIONS FOR DOOR CONTROLS SHOWING CLOSING FACE

13.5.3 *Location*

Except in early childhood centres, swimming pool barriers or similar situations where the location of the opening and locking controls is prescribed by the relevant statutory authority, the location of the controls for doors and gates shall be above a level surface and as follows:

(a) Controls that need to be grasped or turned shall be not less than 900 mm and not more than 1100 mm above the plane of the finished floor, as shown in Figure 36.

(b) Controls that only need to be pushed, such as panic bars on egress routes, shall be not less than 900 mm, and not greater than 1200 mm above the plane of the finished floor.

(c) Controls that only need to be touched shall be not less than 900 mm, and not greater than 1250 mm above the plane of the finished floor, and not less than 500 mm from an internal corner except as specified in AS 1735.12.

(d) Handles on sliding doors shall be not less than 60 mm from the door jamb or doorstop when in the open or closed position, as shown in Figure 30.

(e) Manual controls to power-operated doors shall be located on the continuous accessible path of travel no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.

13.5.4 *Power-operated door controls*

Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.

14 SWITCHES AND GENERAL PURPOSE OUTLETS (POWER POINTS)

14.1 General

All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners except where on the architrave on the latch side as shown in Figure 37.

14.2 Accessible sole-occupancy units and accessible sanitary facilities

Rocker action and toggle switches shall be provided and have a minimum dimension of 30 mm × 30 mm. Push-pad switches shall have a minimum dimension of 25 mm in diameter.

General purpose outlets shall be located not less than 600 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners.

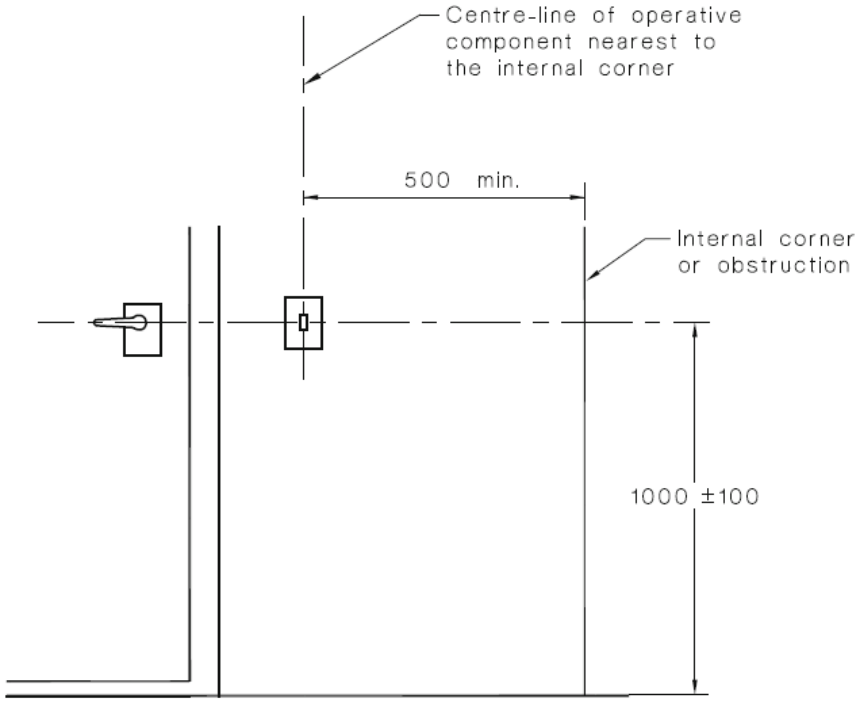

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FIGURE 37 HEIGHTS FOR SWITCHES AND DOOR HANDLES