



Date: 17 May 2024  
Our Ref: P240061

Pezs Auto Electrics  
18 Waine St,  
Freshwater NSW 2096  
Att Mr Perry Skelton

Dear Perry,

**RE: 18 Waine St, Freshwater  
BCA COMPLIANCE ASSESSMENT**

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Please find enclosed our BCA Compliance Report prepared in respect of the existing premises situated at the above listed property.

In reviewing the content of this Report, particular attention is drawn to the content of Parts 3 and 4 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.
- ❑ Part 4 contains a detailed analysis of the proposed design, and provides informative commentary & recommendation in respect of each instance of prescriptive non-compliance and area of insufficient (design) detail, as applicable.

This commentary enables the project team to readily identify and understand the nature and extent of information required within the Building Permit (or other) application to demonstrate the attainment of BCA compliance.

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', with a horizontal line extending to the right.

**Kieran Tobin**  
**Director**

# BUILDING CODE OF AUSTRALIA ASSESSMENT

**PREPARED FOR**  
**PEZS AUTO ELECTRICS**  
**REGARDING**  
**18 Waine St, Freshwater**

**Prepared By**



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## **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.

<b>Our Reference</b>	<b>Issue No.</b>	<b>Remarks</b>	<b>Issue Date</b>
P240061	1	Design Compliance Assessment	17 May 2024

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## **1.0 INTRODUCTION**

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### **1.1 GENERAL**

This “BCA Compliance Assessment” report has been prepared at the request of Pezs Auto Electrics and relates to Unit 2, 49 - 51 Mitchell Rd, Brookvale.

The site contains an industrial complex with a Rise in Storeys of two.  
The subject unit is Occupied for the purposes of Vehicle repair - Electrical.  
This report is required to accompany the submission of a development Application for the qualification of the existing use.

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 2022, Parts C, D, E and F4;
- (b) A Site Inspection of the subject premises on Thursday the 16<sup>th</sup> of May 2024

### **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 2022, Parts C, D, E and F4.

Assessment of the proposed design considers each prescriptive BCA provision, and identifies such as either: –

- (a) Being complied with; or
- (b) Not being complied with; or
- (c) Requiring the provision further detail with the future Building Permit or other application or
- (d) Not being relevant to the particular building works proposal.

The status of the design, in terms of these four (4) categories, is summarised within Part 3 of this report.

Where prescriptive non-compliance is identified, suitable recommendations to remedy the non-compliance shall be detailed in Part 4.

In instances where insufficient detail exists, summary of the information required from the project team for inclusion within future applications (i.e. Building Permit) shall also be outlined in Part 4.

## 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 building is proposed to have a rise in storeys of two (2)

### 2.3 BUILDING CLASSIFICATION (CLAUSE A3.2)

The entire building incorporates the following classifications:-

CLASS	DESCRIPTION
Class 5	A Class 5 building is an office building used for professional or commercial purposes
Class 7b	A building that is used for storage, or display of goods or produce for sale by wholesale.
Class 8	A Class 8 building is a process-type building that includes the following: (1)A laboratory. (2)A building in which the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce for sale takes place.

The subject tenancy incorporates the following classifications:-

CLASS	DESCRIPTION
Class 8	A Class 8 building is a process-type building that includes the following: (1)A laboratory. (2)A building in which the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce for sale takes place.

### 2.4 EFFECTIVE HEIGHT (CLAUSE A1.1)

The building has an effective height Not exceeding 12m.

### 2.5 TYPE OF CONSTRUCTION (TABLE C1.1)

**Table 5 TYPE C CONSTRUCTION: FRL OF BUILDING ELEMENTS**

Building element	Class of building—FRL: (in minutes)
	<i>Structural adequacy/ Integrity/ Insulation</i>
	<b>5, 7a, 7b, 8 or 9</b>
<b>EXTERNAL WALL</b> (including any column and other building element incorporated therein) or other external building element, where the distance from any <i>fire-source</i>	

Building element	Class of building—FRL: (in minutes)		
	<i>Structural adequacy/ Integrity/ Insulation</i>		
	5, 7a, 7b, 8 or 9		
<i>feature</i> to which it is exposed is—			
Less than 1.5 m	90/ 90/ 90		
1.5 to less than 3 m	60/ 60/ 60		
3 m or more	-/-/-		
<b>EXTERNAL COLUMN</b> not incorporated in an <i>external wall</i> , where the distance from any <i>fire-source feature</i> to which it is exposed is—			
Less than 1.5 m	90/-/-		
1.5 to less than 3 m	60/-/-		
3 m or more	-/-/-		
<b>COMMON WALLS and FIRE WALLS—</b>		90/ 90/ 90	
<b>INTERNAL WALLS-</b>			
Bounding <i>public corridors</i> , public lobbies and the like—	-/-/-		
Between or bounding <i>sole-occupancy units</i> —	-/-/-		
Bounding a stair if <i>required</i> to be rated—	60/ 60/ 60		
<b>ROOFS</b>	-/-/-		

## 2.6 General Floor Area Limitations (Table C2.2)

Type B Construction: –

Table C2.2 – Maximum size of Fire Compartments				
Building Class		Type A	Type B	Type C
6, 7, 8, 9a	Max Floor area	5000 m <sup>2</sup>	3500 m <sup>2</sup>	<b>2000 m<sup>2</sup></b>
	Max Volume	30,000 m <sup>3</sup>	21,000 m <sup>3</sup>	<b>12,000 m<sup>3</sup></b>

## 3.0 MATTERS IDENTIFIED / RECOMMENDATIONS

### 3.1 COMPLIANCE PATHWAYS WITHIN THE BCA

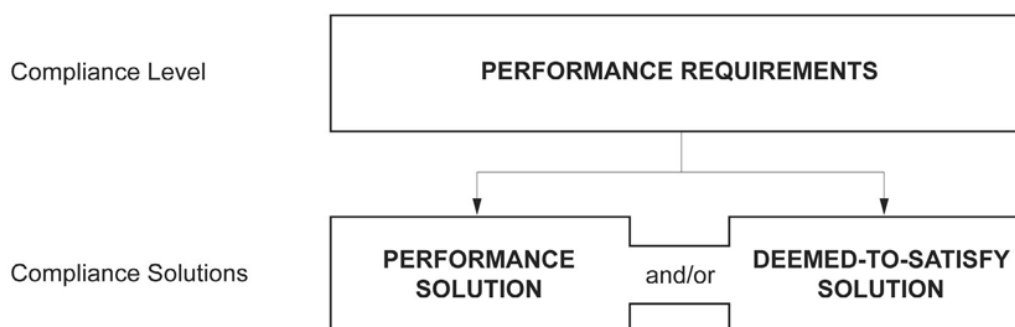
Compliance with the NCC is achieved by complying with—  
 (1) the Governing Requirements of the NCC; and  
 (2) the *Performance Requirements*.

#### A2.1 Compliance with the Performance Requirements

*Performance Requirements* are satisfied by one of the following, as shown in Figure 1:

- (1) A *Performance Solution*.
- (2) A *Deemed-to-Satisfy Solution*.
- (3) A combination of (1) and (2).

**Figure 1: NCC compliance option structure**



### 3.2 BASE BUILDING COMPLIANCE ISSUES IDENTIFIED (GROUND FLOOR)

The following table provides a list of compliance issues identified within the ground floor (First Floor Not Accessed for Inspection),

These compliance issues are existing and are not directly associated with the proposed use within the tenancy.

It is assumed that these compliance issues existed at original approval and Construction of the building.

These Compliance Issues are highlighted for future reference where significant works are proposed within the building.

Recommended Deemed-To-Satisfy Compliance Solutions		
	BCA Clause	Comment
1	C4D3 C4D5	Protection of Openings Ground Floor Window openings exist within 3m of the Western boundary that are not currently p[rotected in accordance with Clause C4D5
2	D2D5	Travel Distance Travel distance within the ground floor to the single Exit is greater than the maximum 20m (approximately 42.5m)



3	Part E1	Fire Hose Reels Fire Hose Reels within the ground floor are positioned greater than 4m from an Exit
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### 3.3 KEY COMPLIANCE RECOMMENDATIONS

The following table provides a list of key compliance issues within the proposed design.

Recommended Deemed-To-Satisfy Compliance Solutions		
	BCA Clause	Comment
1	D3D25 D3D26	<b>Exit Door Operation and Hardware</b> We recommend modifying the Exit Door:- To Open Outward in the direction of Egress To have compliant hardware (Lever Type Handle), which is 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 900 mm and 1.1 m from the floor
2	E4D6 E4D8	<b>Directional Signage</b> We recommend providing AS/NZS 2293.1 compliant directional signage visible from the rear of the tenancy
3	Part D4	<b>Building “Access” – For Information – (In Our Opinion) No Works Required</b> In our opinion Compliant Access (with Part D4 of the BCA and AS 1428.1) is not required for the following reasons <ul style="list-style-type: none"> <li>a) No physical works are proposed to the tenancy and in this regard there is no trigger to upgrade the building under the Access to Premises Standard.</li> <li>b) The nature of the business operations within the premises suggest that the area would pose a health or safety risk for people with a disability, Clause D4D5 provides an exemption from the access requirements within such premises</li> </ul>

### 3.3 ACCESS TO PREMISES STANDARD

#### 1.1 Name of Standards

These Standards are the Disability (Access to Premises — Buildings) Standards 2010.

#### 1.2 Commencement

These Standards commenced on 1 May 2011.

#### 1.3 Objects

The objects of these Standards are:

(a) to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with a disability; and

(b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.

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#### Excerpt from Disability (Access to Premises Buildings) Standards 2010

Clause (4) A part of a building is a *new part* of the building if it is an extension to the building or a modified part of the building about which:

- (a) an application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located;  
or  
(b) all of the following apply:  
(i) the building work is carried out for or on behalf of the Crown;  
(ii) the building work commences on or after 1 May 2011;  
(iii) no application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.
- (5) An affected part is:  
(a) the principal pedestrian entrance of an existing building that contains a new part; and  
(b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

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### **Subsection 2.1(5) - Affected part**

The Premises Standards introduce a new concept referred to as the ‘affected part’ of an existing building. The introduction of this defined area reflects the desire to improve general accessibility of existing buildings over time where full upgrades of a building are not taking place.

The requirement for upgrading of the ‘affected part’ of buildings recognises that there is little value in improving access in new parts of existing buildings if people with disability cannot get to those new parts.

Subsection 2.1(5) defines the term ‘affected part’ of a building.

Affected part means the path of travel between (and including) the principal pedestrian entrance of an existing building to the ‘new part’ or modified part of the building. This path of travel must provide a continuous accessible path of travel (see ‘Accessway’ as defined in A1.1 of the Access Code) from the principal pedestrian entrance to the new part or modified part of the building.

#### **Note on extent of ‘affected part’**

The definition of ‘affected part’ of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work.

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***accessway*** means a continuous *accessible* path of travel (as defined in AS 1428.1) to, into or within a building.

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### 3.4 FIRE SAFETY UPGRADES TO EXISTING BUILDINGS (EP & A REGS)

#### 62 FIRE SAFETY AND OTHER CONSIDERATIONS

<i>Sub clause</i>	<b>Requirement</b>	<b>Comment/Advice</b>
<b>1, 2 and 3</b>	<p><b>Consideration of fire safety</b>                      This section applies to the determination of a development application for a change of building use for an existing building if the applicant does not seek the rebuilding or alteration of the building.                      The consent authority must—                      consider whether the fire protection and structural capacity of the building will be appropriate to the building’s proposed use, and                      not grant consent to the change of building use unless the consent authority is satisfied that the building complies, or will, when the development is completed, comply, with the Category 1 fire safety provisions that are applicable to the building’s proposed use. Subsection (2)(b) does not apply to the extent to which an exemption from a provision of the <i>Building Code of Australia</i> or a fire safety standard is in force under the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>.</p>	<p>There is no proposed Building Code of Australia change of use within the premises</p> <p>The Most recent (2011) Approval on Councils website indicates “Occupy Factory Cutting of Glass and Aluminium”</p> <p>The previous approval draws a classification of Class 8</p> <p>The proposed use within the premises draws a classification of Class 8</p>

#### 94 CONSENT AUTHORITY MAY REQUIRE BUILDINGS TO BE UPGRADED

<i>Sub clause</i>	<b>Requirement</b>	<b>Comment/Advice</b>
<b>1</b>	<p><b>Consent authority may require upgrade of buildings</b>                      This section applies to the determination of a development application that involves the rebuilding or alteration of an existing building if—                      the proposed building work and previous building work together represent more than half of the total volume of the building, or                      the measures contained in the building are inadequate—                      to protect persons using the building, if there is a fire, or                      to facilitate the safe egress of persons using the building from the building, if there is a fire, or                      to restrict the spread of fire from the building to other buildings nearby.                      The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the <i>Building Code of Australia</i>.                      In this section—</p>	<p>There are no proposed works</p>

***previous building work*** means building work completed or authorised within the previous 3 years.

***total volume*** of a building means the volume of the building before the previous building work commenced and measured over the building's roof and external walls.

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### 3.0 BCA ASSESSMENT – SUMMARY

#### 4.1 GENERAL

The tables contained within items 3.2 – 3.5 below summarise the compliance status of the proposed architectural design in terms of each prescriptive provision of the Building Code of Australia.

For those instances of either “prescriptive non-compliance” or “preliminary only detail”, a detailed analysis and commentary is provided within Part 4.

#### 4.2 SECTION C – FIRE RESISTANCE

BCA reference	Complies	Does not comply	Detail Required	Base Building	Not relevant
C2D1 - Deemed-to-Satisfy Provisions	✓				
C2D2 - Type of construction required	✓				
C2D3 - Calculation of rise in storeys	✓				
C2D4 - Buildings of multiple classification					✓
C2D5 - Mixed types of construction					✓
C2D6 - Two storey Class 2, 3 or 9c buildings					✓
C2D7 - Class 4 parts of buildings					✓
C2D8 - Open spectator stands and indoor sports stadiums					✓
C2D9 - Lightweight construction					✓
C2D10 - Non-combustible building elements					✓
C2D11 - Fire hazard properties	✓				
C2D12 - Performance of external walls in fire					✓
C2D13 - Fire-protected timber: Concession					✓
C2D14- Ancillary elements					✓
C2D15-Fixing of bonded laminated cladding panels					✓
C3D3 - General floor area and volume limitations	✓				
C3D4 - Large isolated buildings					✓
C3D5 - Requirements for open spaces and vehicular access					✓
C3D6 - Class 9 buildings					
C3D7 - Vertical separation of openings in external walls					✓
C3D8 - Separation by fire walls					✓
C3D9 - Separation of classifications in the same storey					✓
C3D10 - Separation of classifications in different storeys					✓
C3D11 - Separation of lift shafts					✓
C3D12 - Stairways and lifts in one shaft					✓
C3D13 - Separation of equipment					✓
C3D14 - Electricity supply system					✓
C3D15 - Public corridors in Class 2 and 3 buildings					✓
C4D3 - Protection of openings in external walls				✓	
C4D4- Separation of external walls and associated openings in different fire compartments					✓
C4D5- Acceptable methods of protection				✓	
C4D6- Doorways in fire walls					✓
C4D7-Sliding fire doors					✓
C4D8- Protection of doorways in horizontal exits					✓
C4D9- Openings in fire-isolated exits					✓
C4D10- Service penetrations in fire-isolated exits					✓
C4D11- Openings in fire-isolated lift shafts					✓
C4D12- Bounding construction: Class 2 and 3 buildings and Class 4 parts					✓
C4D13- Openings in floors and ceilings for services					✓
C4D14- Openings in shafts					✓
C4D15- Openings for service installations					✓
C4D16- Construction joints					✓
C4D17- Columns protected with lightweight construction to achieve an FRL					✓

### 4.3 SECTION D – ACCESS AND EGRESS

BCA reference	Complies	Does not comply	Further Discussion	Base Building	Not relevant
D2D3 - Number of exits required	✓				
D2D4 - When fire-isolated stairways and ramps are required					✓
D2D5 - Exit travel distances				✓	
D2D6 - Distance between alternative exits	✓				
D2D7 - Height of exits, paths of travel to exits and doorways	✓				
D2D8 - Width of exits and paths of travel to exits	✓				
D2D9 - Width of doorways in exits or paths of travel to exits	✓				
D2D10 - Exit width not to diminish in direction of travel	✓				
D2D11 - Determination and measurement of exits and paths of travel to exits	✓				
D2D12 - Travel via fire-isolated exits					✓
D2D13 - External stairways or ramps in lieu of fire-isolated exits					✓
D2D14 - Travel by non-fire-isolated stairways or ramps					✓
D2D15 - Discharge from exits	✓				
D2D16 - Horizontal exits					✓
D2D17 - Non-required stairways, ramps or escalators					✓
D2D18 - Number of persons accommodated	✓				
D2D19 - Measurement of distances					✓
D2D20 - Method of measurement					✓
D2D21 - Plant rooms, lift machine rooms and electricity network substations: Concession					✓
D2D22 - Access to lift pits					✓
D2D23 - Egress from primary schools					✓
D3D3 - Fire-isolated stairways and ramps					✓
D3D4 - Non-fire-isolated stairways and ramps					✓
D3D5 - Separation of rising and descending stair flights					✓
D3D6 - Open access ramps and balconies					✓
D3D7 - Smoke lobbies					✓
D3D8 - Installations in exits and paths of travel					✓
D3D9 - Enclosure of space under stairs and ramps					✓
D3D10 - Width of required stairways and ramps					✓
D3D11 - Pedestrian ramps					✓
D3D12 - Fire-isolated passageways					✓
D3D13 - Roof as open space					✓
D3D14 - Goings and risers					✓
D3D15 - Landings					✓
D3D16 - Thresholds	✓				
D3D17 - Barriers to prevent falls					✓
D3D18 - Height of barriers					✓
D3D19 - Openings in barriers					✓
D3D20 - Barrier climbability					✓
D3D21 - Wire barriers					✓
D3D22 - Handrails					✓
D3D23 - Fixed platforms, walkways, stairways and ladders					✓
D3D24 - Doorways and doors					✓
D3D25 - Swinging doors					✓
D3D26 - Operation of latch					✓
D3D27 - Re-entry from fire-isolated exits					✓
D3D28 - Signs on doors					✓
D3D29 - Protection of openable windows					✓
D3D30 - Timber stairways: Concession					✓
D4D2 -General building access requirements					✓
D4D3 -Access to buildings					✓
D4D4 -Parts of buildings to be accessible					✓
D4D5 -Exemptions	✓				
D4D6 -Accessible carparking					✓
D4D7 -Signage					✓
D4D8 -Hearing augmentation					✓
D4D9 -Tactile indicators					✓
D4D10- Wheelchair seating spaces in Class 9b assembly					✓

buildings					
D4D11-Swimming pools					✓
D4D12-Ramps					✓
D4D13-Glazing on an accessway					✓

**4.4 SECTION E – SERVICES AND EQUIPMENT**

BCA reference	Complies	Does not comply	Detail Required	Not relevant
E1D2 - Fire hydrants	✓ (*)			
E1D3 -Fire hose reels	✓ (*)			
E1D4 - Sprinklers				✓
E1D5 - Where sprinklers are required: all classifications				✓
E1D6 - Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings				✓
E1D7 -Where sprinklers are required: Class 3 building used as a residential care building				✓
E1D8 - Where sprinklers are required: Class 6 building				✓
E1D9 - Where sprinklers are required: Class 7a building, other than an open-deck carpark				✓
E1D10 -Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings				✓
E1D11 - Where sprinklers are required: Class 9b buildings				✓
E1D12 - Where sprinklers are required: additional requirements				✓
E1D13 -Where sprinklers are required: occupancies of excessive hazard				✓
E1D14 -Portable fire extinguishers	✓			
E1D15 -Fire control centres				✓
E1D16 -Fire precautions during construction				✓
E1D17 -Provision for special hazards				✓
E2D3 -General requirements				✓
E2D4 -Fire-isolated exits				✓
E2D5 -Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building				✓
E2D6 -Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings				✓
E2D7 -Buildings more than 25 m in effective height: Class 9a buildings				✓
E2D8 -Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building				✓
E2D9 -Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings				✓
E2D10 -Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4				✓
E2D11 -Buildings not more than 25 m in effective height: Class 9a and 9c buildings				✓
E2D12 -Class 7a buildings				✓
E2D13 -Basements (other than Class 7a buildings)				✓
E2D14 -Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)				✓
E2D15 -Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (containing an enclosed common walkway or mall)				✓
E2D16 -assembly buildings: nightclubs, discotheques and the like				✓
E2D17 - assembly buildings: exhibition halls				✓
E2D18 - assembly buildings: theatres and public halls				✓
E2D19 -Class 9b – assembly buildings: theatres and public halls (not listed in E2D18) including lecture theatres and cinema/auditorium complexes				✓
E2D20 -Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)				✓
E2D21 -Provision for special hazards				✓
E3D2 - Lift installations				✓
E3D3 - Stretcher facility in lifts				✓
E3D4 - Warning against use of lifts in fire				✓
E3D5 - Emergency lifts				✓
E3D6 -Landings				✓
E3D7 -Passenger lift types and their limitations				✓



E3D8 -Accessible features required for passenger lifts				✓
E3D9 -Fire service controls				✓
E3D10 -Residential care buildings				✓
E3D11 -Fire service recall control switch				✓
E3D12 -Lift car fire service drive control switch				✓
E4D2 -Emergency lighting requirements				✓
E4D3 -Measurement of distance				✓
E4D4 -Design and operation of emergency lighting				✓
E4D5 -Exit signs	✓			
E4D6 -Direction signs			✓	
E4D7 -Class 2 and 3 buildings and Class 4 parts: exemptions				✓
E4D8 -Design and operation of exit signs			✓	
E4D9 -Emergency warning and intercom systems				✓
<b>✓ (*) = flow and pressure compliance has not been qualified by BCA Vision</b>				

**3.1. SECTION F – HEALTH AND AMENITY**

<b>BCA reference</b>	<b>Complies</b>	<b>Does not comply</b>	<b>Detail required</b>	<b>Not relevant</b>
F4D2 - Calculation of number of occupants and facilities	✓			
F4D3 - Facilities in Class 3 to 9 buildings	✓			
F4D4 - Accessible sanitary facilities				✓
F4D5 - Accessible unisex sanitary compartments				✓
F4D6 - Accessible unisex showers				✓
F4D7 - Construction of sanitary compartments				✓
F4D8 - Interpretation: urinals and washbasins				✓
F4D9 - Microbial (legionella) control				✓
F4D10 - Waste management				✓
F4D12 - Accessible adult change facilities				✓

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## 5.0 BCA ASSESSMENT – DETAILED ANALYSIS

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### 5.1 GENERAL

With reference to the “BCA Assessment Summary” contained within Part 3 above, the following detailed analysis and commentary is provided. This commentary is formulated to enable the design documentation to be further progressed, for the purpose of evidencing the attainment of compliance with the relevant provisions of the BCA.

In our opinion compliance with the Building Code of Australia 2022, Volume 1, can be achieved subject to the implementation of the following details into the Construction documentation.

### 5.2 SECTION D – ACCESS AND EGRESS

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
D3D25	<b>Swinging doors</b> [2019: D2.20] SA D3D25(1) (1)A swinging door in a required exit or forming part of a required exit— (a)must not encroach— (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 must swing in the direction of egress	<b>Exit Door Operation and Hardware</b> We recommend modifying the Exit Door:- To Open Outward in the direction of Egress To have compliant hardware (Lever Type Handle), which is 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 900 mm and 1.1 m from the floor
D3D26	<b>Operation of latch</b> [2019: D2.21] (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	

	<p>egress, by—</p> <p>(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—</p> <p>(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</p> <p>(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</p> <p>a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor.</p>	
<p><b>D4D5</b></p>	<p><b>Exemptions</b></p> <p>The following areas are not <i>required to be accessible</i>:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability. Any path of travel providing access only to an area exempted by (a) or (b).</p>	<p>For Reference</p> <p><b>Building “Access” – For Information – (In Our Opinion) No Works Required</b></p> <p>In our opinion Compliant Access (with Part D4 of the BCA and AS 1428.1) is not required for the following reasons</p> <ul style="list-style-type: none"><li>a) No physical works are proposed to the tenancy and in this regard there is no trigger to upgrade the building under the Access to Premises Standard.</li><li>b) The nature of the business operations within the premises suggest that the area would pose a health or safety risk for people with a disability, Clause D4D5 provides an exemption from the access requirements within such premises</li></ul>

**5.4 SECTION E – SERVICES AND EQUIPMENT**

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
E4D6	<b>Direction signs</b> If an <i>exit</i> is not readily apparent to persons occupying or visiting the building then <i>exit</i> signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a <i>required exit</i> .	<b>Directional Signage</b> We recommend providing AS/NZS 2293.1 compliant directional signage visible from the rear of the tenancy
E4D8	<b>Design and operation of exit signs</b> Every <i>required exit</i> sign must— (a)comply with— (i)AS/NZS 2293.1; or (ii)for a photoluminescent <i>exit</i> 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.	

**Author:**



**Kieran Tobin**  
**Senior Consultant,**  
**Grad Dip Building Surveying UWS.**